

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 14, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Massey,
Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk reported one item, being a report from the Burrard Inlet Waterfront Committee, would be considered in open meeting later this day and a further item would be discussed in the 'In Camera' meeting, from the point of view of whether it should be retained 'In Camera'.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Volrich,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated July 31, 1973, be adopted after amending the resolution on Page 16 moved by Alderman Volrich re Clause 5 relating to proposed office building - northeast corner of Pender and Broughton Streets, to read as follows:

"THAT the whole matter be deferred pending a further report to Council, giving the Council further information on the project, including visual material."

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

DELEGATIONS

It was agreed that the Agenda be varied to hear a delegation in respect to improvements to 33rd Avenue between Heather and Arbutus Streets.

cont'd.....

DELEGATIONS (cont'd.)

33rd Avenue -
Heather to Arbutus

Mr. David H. Campbell, Barrister, appeared on behalf of various property owners on 33rd Avenue between Heather and Arbutus Streets and read a brief accompanying a petition opposing the City Engineer's recommendation as contained in Clause 2, Departmental Report, Works and Utility Matters, dated August 10, 1973, in respect of improvements to 33rd Avenue from Heather to Arbutus Streets, and providing for a 42 ft. width pavement.

After due consideration, it was

MOVED by Ald. Pendakur,
THAT the City Engineer be requested to report back, after consultation with the Planning Department, on a local improvement plan to allow local option for street improvement to 32' or 42' taking into consideration particularly, intersections with major streets.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Grant Request - National Youth
Orchestra Association of Canada

It was agreed to defer this matter pending the hearing of a delegation later this day.

2. Lease of 2777 and 2779
Point Grey Road

On July 17, 1973, the Council deferred the Board of Administration report under date of July 13, 1973 respecting lease of 2777 and 2779 Point Grey Road. The deferment was to obtain a further report on the adequacy of the proposed lease rental. In this regard the Board of Administration, by report of August 10, 1973, submitted a report of explanation from the Supervisor of Property & Insurance, substantiating the rental of \$600.00 per month to Mrs. J. Ames on a month to month basis.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration and the Supervisor of Property & Insurance contained in the Board of Administration report (Property Matters) dated July 13, 1973, be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS

1. Withdrawal of Canada's Commitment
to Expo '74, Spokane, Washington

The Council received a communication from the Mayor of Castlegar drawing attention to the recent decision of the Federal Government to withdraw Canada's commitment to Expo '74 to be held at Spokane, Washington. It is requested a protest be lodged with the Minister of Industry, Trade and Commerce, asking the Government's decision be reversed.

Regular Council, August 14, 1973 3

COMMUNICATIONS (cont'd.)

1. Withdrawal of Canada's Commitment
to Expo '74, Spokane, Washington (cont'd.)

MOVED by Ald. Bowers,
THAT this request be received. - Carried Unanimously.

MOVED IN AMENDMENT by Ald. Volrich,
THAT the following words be added to the motion of Alderman
Bowers:

"and the request from the Mayor of Castlegar be
endorsed".

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Pendakur,
Mayor Phillips and Alderman Rankin voted
against the motion by Alderman Volrich)

The motion by Alderman Bowers was put and

- CARRIED UNANIMOUSLY.

2. Landlord and Tenant Law

The Legal Research Officer for the Law Reform Commission of
British Columbia enclosed an advertisement being published in
the B.C. Newspapers respecting Landlord and Tenant Law. This
newspaper advertisement invites views from municipal and local
bodies on various aspects of the subject, advising submissions
should be received not later than August 31, 1973.

The Mayor reported that the Rental Accommodation Grievance
Board is desirous of submitting a brief to Council on the subject.

MOVED by Ald. Hardwick,
THAT the report of the Rental Accommodation Grievance Board
on the subject be submitted to Council at the same time the
Standing Committee on Social Service Matters will be reporting
on the general question.

- CARRIED UNANIMOUSLY.

3. Delegation Request re Installation
of Drinking Fountain and Public
Washrooms: Gastown Area

The Council received a request from Messrs. Hawke and McDermott
requesting the opportunity of appearing before Council on the in-
stallation of a drinking fountain and public washrooms in the
Gastown area, preferably on Water Street or in Maple Tree Square.

MOVED by Ald. Harcourt,
THAT suitable arrangements be made to hear the delegation.

- CARRIED UNANIMOUSLY.

4. Burrard Inlet Waterfront Study
and Terms and Conditions of
Federal Contribution

The Council received the following letter from the Minister
of State Urban Affairs under date of July 31, 1973:

cont'd.....

4. Burrard Inlet Waterfront Study
and Terms and Conditions of
Federal Contribution (cont'd.)

"In recent months, officials of this Ministry and the City of Vancouver have developed Terms of Reference for a study of the Burrard Inlet Waterfront from Stanley Park to Main Street. The basis of our agreement is contained in a memorandum dated April 3 from Alderman V. Setty Pendakur to the City Council's Special Committee re Burrard Inlet Waterfront. This memorandum, and the Terms of Reference set out in an Appendix, received my approval in a telegram that I sent to you on April 6.

I am now pleased to inform you that Treasury Board has approved a federal contribution of \$51,500.00 to assist in this study. This contribution will be made to the City of Vancouver, subject to your agreement to the attached Terms and Conditions. As these Terms and Conditions are essentially those specified in the Appendix to Alderman Pendakur's memorandum, I trust that you will find them acceptable.

In recent weeks the study preparations have taken a significant step forward, through the appointment of Mr. Dick Mann as Project Manager. In accordance with Alderman Pendakur's memorandum, I believe that Mr. Mann should be responsible to the Joint Steering Committee (Appendix, para. 'C') and that day-to-day responsibility for directing his work should be in the hands of the Director of Planning of the City (as provided for in para. 'D').

As soon as I have your agreement to these matters, I shall arrange for the transfer to the City of the federal contribution. I look forward to seeing the results of the study, and even more to the adoption of imaginative plans for waterfront redevelopment based on this joint enterprise."

MOVED by Ald. Pendakur,
THAT the Mayor be authorized to express the Council's agreement as requested by the Minister.

- CARRIED UNANIMOUSLY.

(Attached Terms and Conditions on file in the City Clerk's Office)

5. Park and Tilford Trophy
re Beautification

By letter of August 10, 1973, advice was received from the Park & Tilford Trophy Public Relations Officer that an award of merit would be presented early in October to the Mayor of Vancouver in connection with Vancouver's community beautification entry.

MOVED by Ald. Bowers,
THAT this information be received.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS (cont'd.)

6. Sunday Horse Racing:
B.C. Jockey Club

A request was received from the B.C. Jockey Club that the City Council approve the Jockey Club proposal to hold horse races on Sundays during the period of the Pacific National Exhibition, i.e. August 19, 26th and September 2nd, 1973.

MOVED by Ald. Bowers,

THAT the Council inform the B.C. Jockey Club and the Provincial Government that the City of Vancouver has no objection to this proposal of the B.C. Jockey Club.

- CARRIED.

(Alderman Rankin voted against the motion).

7. Pacific National Exhibition:
Board of Directors

By letter dated August 14, 1973, the Mayor recommended the following five members of Council be appointed to the P.N.E. Board of Directors:

Mayor Phillips
Alderman Bowers
Alderman Linnell
Alderman Pendakur
Alderman Volrich

MOVED by Ald. Pendakur,

THAT the Mayor's recommendation be approved and the aforementioned members of Council be appointed to the Pacific National Exhibition Board of Directors accordingly.

- CARRIED.

(Alderman Rankin voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION,
General Report, August 10, 1973

WORKS & UTILITY MATTERS (August 10, 1973)

The Council considered this report which contained clauses 1 to 3 identified as follows:

- Cl. 1: Water Main Installation - 1973 Capital Budget
- Cl. 2: Water Main Installation - 1973 Capital Budget
- Cl. 3: Shinerama '73 for Cystic Fibrosis

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration and the City Engineer as contained in these clauses, be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

Regular Council, August 14, 1973 6

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

WORKS & UTILITY MATTERS (cont'd.)

Clause 3 - Shinerama '73
for Cystic Fibrosis

After considering the report of the City Engineer contained in Clause 3, it was

MOVED by Ald. Bowers,

THAT permission be granted to the Student Association of the B.C. Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals to hold, for charitable purposes, a Shinerama or Shoe Shine day, Thursday, September 20, 1973, on City street allowance, subject to the following conditions:

- (a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.
- (b) That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (August 10, 1973)

The Council considered this report which contained six clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) June 1973
- Cl. 2: Board of Parks & Public Recreation - Kates, Peat, Marwick & Co. 'Overview' Report
- Cl. 3: Grant Equal to Taxes - Vancouver Neurological Centre
- Cl. 4: Parks Board - New and Non Recurring Items 1973 Revenue Budget
- Cl. 5: Luncheon - Law Enforcement and Criminal Justice Analysts
- Cl. 6: Grant Request - Canadian Institute of Surveying

Action was taken as follows:

Clause 1 - Investment Matters
(Various Funds) June 1973

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration and the Director of Finance as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Board of Parks and Public
Recreation - Kates, Peat, Marwick & Co.
'Overview' Report

MOVED by Ald. Bowers,

THAT recommendations 1 and 2 of the Board of Administration report as set out in this clause be approved on the understanding that the report of the Director of Personnel Services will be received within one month.

FURTHER THAT the City Council offer to the Park Board, a seminar on programme budgeting and the setting of objectives at a cost not to exceed \$1,000.00.

- CARRIED UNANIMOUSLY.

cont'd.....

Regular Council, August 14, 1973 7

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clause 3 - Grant Equal to Taxes -
Vancouver Neurological Centre

MOVED by Ald. Hardwick,

THAT recommendation (1) of the Director of Finance set out at the conclusion of this clause, be approved, and the Council re-affirm its policy accordingly.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,

THAT no action be taken on recommendation (2) by the Director of Finance and quoted at the conclusion of this clause and relating particularly to request for further financial assistance.

- CARRIED.

(Alderman Marzari voted against the motion).

Clause 4 - Parks Board - New and Non
Recurring Items 1973 Revenue Budget

In this clause, the Director of Finance sets out items approved by the Park Board in the amount of \$239,500 for new and non recurring items in the Park Board budget.

MOVED by Ald. Bowers,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 5 - Luncheon - Law Enforcement
and Criminal Justice Analysts

In this clause, the City Clerk advises of a request from the Law Enforcement and Criminal Justice Analysts, that the Council grant funds not exceeding \$180.00 to provide a luncheon on September 8, 1973 for those attending the regional meeting.

MOVED by Ald. Bowers,

THAT approval be given to this request.

- CARRIED
BY THE REQUIRED MAJORITY.

(Aldermen Linnell and Marzari voted against the motion).

Clause 6 - Grant Request - Canadian
Institute of Surveying

The City Clerk advised of a request from the Canadian Institute of Surveying, that the City give financial support to the 67th Annual meeting of the Institute to be held in Vancouver April 2 - 5, 1974.

MOVED by Ald. Bowers,

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY.

PERSONNEL MATTERS

MOVED by Ald. Hardwick,

THAT the Board of Administration report (Personnel Matters), dated August 10, 1973, with respect to Salary and Classification Review - Three Positions, Queen Elizabeth Theatre, be approved.

- CARRIED UNANIMOUSLY.

PRESENTATION: RETIREMENT OF
MR. RONALD THOMPSON

The Council acknowledged the retirement from the position of City Clerk of Mr. Ronald Thompson who joined the staff of the City Clerk's Office in 1936 and was appointed City Clerk in 1945. It was

MOVED by Ald. Linnell,

WHEREAS Ronald Thompson joined the staff of the City of Vancouver as a clerk on March 25th, 1936, and attained the position of Principal Clerk on September 2nd, 1943;

AND WHEREAS Ronald Thompson was appointed City Clerk on April 17th, 1945;

AND WHEREAS on September 29th, 1973, he will be retiring from the City Service;

THEREFORE BE IT RESOLVED THAT on this fourteenth day of August, Nineteen Hundred and Seventy-three, the Council of the City of Vancouver be, and is hereby recorded as extending to:

RONALD THOMPSON

sincere and grateful appreciation, thereby commending him for his thirty-seven years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY.

Alderman Linnell then presented a corsage to Mrs. Thompson. The Mayor in commending Mr. Thompson for his years of faithful service, also acknowledged other members of the family who were present and presented Mr. Thompson with a gift on behalf of the members of City Council.

Mr. Thompson responded with thanks.

- - - - -

At this point the Council recessed at approximately 10:50 a.m. to reconvene 'In Camera' at approximately 11:15 a.m. and reconvened in the Council Chamber at 2:00 p.m.

- - - - -

Regular Council, August 14, 1973 9

The Council reconvened in the Council Chamber at approximately 2:00 p.m. still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell,
Marzari, Massey, Pendakur, Rankin
and Volrich

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Japanese students who are part of the Canada-United States-Japan Exchange Program as sponsored by Lions Clubs.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Grant Request: National Youth
Orchestra Association of Canada

Mr. J. H. Dayton and Mr. S. Smith appeared before Council and submitted a brief in support of request for a grant equal to the rental of the Queen Elizabeth Theatre in respect of four performances of the National Youth Orchestra. The rental is estimated at \$3,000.

After due consideration, it was

MOVED by Ald. Volrich,
THAT this grant request be approved subject to

- (a) a financial statement being submitted to Council following the performances
- (b) one-third of the Theatre's seats being reserved and made available for needy persons and other deserving groups in the community.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Property Required for Britannia Community
Services Centre: 1641 & 1643 William St.
(Messrs. Pui Wong and P. Colapinto)

Mr. P. Colapinto and Mr. Pui Wong appeared expressing disapproval of the offer made by the City for their property at 1641 and 1643 William Street required in connection with the Britannia Community Services Centre. The request is made that they be given the opportunity of obtaining similar houses in a similar location, and it is stated the City's offer does not enable them to do this.

In this regard, the Board of Administration under date of August 13, 1973, submitted a report from the Supervisor of Property and Insurance reviewing the details of negotiations with these owners and advising of the current situation in regard to the Centre. Information in connection with award of contract for the Centre is referred to in the report and indicates action is imminent.

MOVED by Ald. Rankin,
THAT further consideration of this whole matter be deferred to an 'In Camera' session of Council later this day.

- CARRIED UNANIMOUSLY

Regular Council, August 14, 1973 10

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Office Building: N/E Corner
of Pender and Broughton Streets

On July 31, 1973, the Council instructed that a further report be given to Council on the proposed office building at the north-east corner of Pender and Broughton Streets to provide additional information including visual material.

On July 31, 1973, the Council had before it a report from the Deputy Director of Planning and Civic Development under date of July 27, 1973, dealing particularly with the aspect involved of a low profile building versus a tall building dealing particularly with the amenity factor.

In this regard, the Council viewed some visual material as introduced by the Deputy Director of Planning. After due consideration, it was

MOVED by Ald. Hardwick,

THAT the principle defined in the Deputy Director of Planning and Civic Development report, i.e. taller and narrower buildings in the area, be approved, and in the case of the particular proposed application for the northeast corner of Pender and Broughton Streets, these be as narrow a frontage as possible on Pender Street.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, August 10, 1973
(continued)

PROPERTY MATTERS (August 10, 1973)

The Council considered this report which contains clauses 1 to 4 identified as follows:

- Cl. 1: Sale of City Lots 1 & 2 etc: N/E Corner of Marine Drive and Laurel Street
- Cl. 2: Acquisition for Britannia Community Services Centre: 936 Cotton Drive
- Cl. 3: Acquisition for Public Housing for Single People: 545 East Cordova Street
- Cl. 4: Acquisition for Public Housing for Single People: 527 East Cordova Street

Action was taken as follows:

Clause 1 - Sale of City Lots 1 & 2 etc:
N/E Corner of Marine Drive and
Laurel Street

In connection with this clause, it was

MOVED by Ald. Pendakur,

THAT these lots be sold to the abutting owner of Lots 4 to 6 as referred to in the Supervisor of Property and Insurance's report and the recommendations in his report noted as (A) and (B) be approved.

- CARRIED

(Alderman Marzari voted against the motion)

Clauses 2, 3 and 4

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

Regular Council, August 14, 1973 11

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. DEPARTMENTAL REPORT
General Report, August 10, 1973

WORKS AND UTILITY MATTERS (August 10, 1973)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Revised Rate Schedule for Refuse By-law
- Cl. 2: 33rd Avenue - Heather to Arbutus
- Cl. 3: Introduction of New Bus Service

Action was taken as follows:

Clause 1 - Revised Rate Schedule
for Refuse By-law

MOVED by Ald. Bowers,

THAT the recommendations of the City Engineer and the Director of Finance contained in this clause, be approved.

- CARRIED

(Alderman Marzari voted against the motion)

Clause 2 - 33rd Avenue -
Heather to Arbutus

For Council action on this clause, see page 2.

Clause 3 - Introduction of
New Bus Service

MOVED by Ald. Hardwick,

THAT the recommendations of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BUILDING & PLANNING MATTERS (August 10, 1973)

The Council considered this report which contains clauses 1 to 11 identified as follows:

- Cl. 1: Rezoning: S/S East 14th Avenue between Quebec and Main Streets
- Cl. 2: Density of Development - Vancouver Centre
- Cl. 3: Rezoning: 3150 Rosemont Drive, S/S of Rosemont Drive, East of Kerr Road
- Cl. 4: Development Permit Application No. 62977 - 2886 Granville Street
- Cl. 5: Rezoning: N/S West 6th Avenue between Balsam and Larch
- Cl. 6: Building Line - N/S 37th Avenue from the East Property Line of Fraser to the West Property Line of Inverness
- Cl. 7: Sign By-law: Proposed Granville Street Transit Mall
- Cl. 8: Development Permit Application No. 63226 - 6506 Victoria Drive
- Cl. 9: Development Permit Application No. 55924 - Sands Motor Hotel
- Cl. 10: Rezoning: S/S Franklin between Kaslo and Renfrew Plus 144' on Hastings Street
- Cl. 11: Proposed Open Space at N/E Corner of Thurlow and Hastings Streets.

Action was taken as follows:

cont'd....

Regular Council, August 14, 1973 12

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BUILDING AND PLANNING
MATTERS (cont'd)

Clauses 1, 4, 6 and 7

MOVED by Ald. Bowers,

THAT the recommendations of the Deputy Director of Planning contained in clauses 1, 4 and 6 and the recommendations of the Deputy Director of Planning and the Director of Social Planning contained in clause 7, be approved.

- CARRIED UNANIMOUSLY

Clause 2 - Density of Development:
Vancouver Centre

MOVED by Ald. Bowers,

THAT the recommendation of the Deputy Director of Planning be approved after amendment as follows:

"That the Floor Space Ratio be reduced from 10.51 by the deletion of the two additional floors of parking that had been requested, but that the City reserve the right to require of the developer within one year the additional floors of parking or a cash payment in lieu thereof."

- CARRIED UNANIMOUSLY

Clause 3 - Rezoning Application:
3150 Rosemont Drive (Kopernik Foundation)

MOVED by Ald. Hardwick,

THAT the recommendation contained in the clause by the Deputy Director of Planning and Civic Development referring the application to a Public Hearing, be approved, and the communication from the M. Kopernik Foundation enclosing signatures of neighbours in agreement with the application, be received.

- CARRIED UNANIMOUSLY

Clause 5 - Rezoning: N/s West 6th Avenue
between Balsam and Larch Streets

In considering this clause, it was noted that A.W. Goodrich Company Ltd. has requested an opportunity to appear before Council, and therefore, it was

MOVED by Ald. Bowers,

THAT this delegation request be approved.

- CARRIED UNANIMOUSLY

Clause 8 - Development Permit
Application No. 63226: 6506 Victoria Drive

This clause relates to the Development Permit application to demolish existing gasoline service station and construct a new self-serve gasoline service station on the site.

It was reported that the Standing Committee on Civic Development would be reporting on the policy question involved in the matter of self-serve gasoline service stations, and therefore it was

MOVED by Ald. Rankin,

THAT further consideration of this clause be deferred pending a report from the Civic Development Standing Committee on policy re self-serve gasoline service stations.

- LOST
(A tie vote having
resulted)

(Aldermen Bowers, Pendakur, Mayor Phillips, Aldermen
Massey and Volrich voted against the motion)

cont'd....

Regular Council, August 14, 1973 13

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BUILDING AND PLANNING
MATTERS (continued)

Clause 8 - Development Permit Application
No. 63226: 6506 Victoria Drive (continued)

MOVED by Ald. Bowers,

THAT the recommendation of approval as submitted by the Planning Department and contained in this clause, be approved.

- LOST
(A tie vote having
resulted)

(Aldermen Harcourt, Hardwick, Linnell, Marzari and Rankin voted against the motion)

(No further action was taken on this application)

Clause 9 - Development Permit Application
No. 55924: Sands Motor Hotel

MOVED by Ald. Rankin,

THAT the whole matter be deferred for a full report reference at which time delegations be heard from the West End Planning Team and any other concerned parties in respect of the proposal.

- CARRIED UNANIMOUSLY

Clause 10 - Rezoning: S/S Franklin between
Kaslo and Renfrew Plus 144' on Hastings St.

The Deputy Director of Planning and Civic Development reported on an application received from Mr. L.G. Dirassar for a Zoning By-law amendment whereby property on the south side of Franklin between Kaslo and Renfrew Streets plus a portion on Hastings Street would be rezoned to CD-1 Comprehensive Development for the purpose of constructing a 246-room hotel with other services.

In the report a historical review is given of applications to rezone since 1968, and that conditions attached to the last approval were not fully met by the applicant in sufficient time to amend the By-law as required, and therefore this application with a scheme of development similar to the previous one submitted to a Public Hearing on August 3, 1972, is submitted for consideration of Council.

It is advised the Technical Planning Board recommends approval subject to various conditions but the Vancouver City Planning Commission recommends against the approval subject to reasons stated in the report.

An opposing letter from the Hastings Townsite Residents' Assn. President dated August 14, 1973, was noted asking a night Public Hearing be held in the area, failing which a delegation be heard from the organization before the application is referred to a Public Hearing.

MOVED by Ald. Bowers,

THAT the application not be forwarded to a Public Hearing at this time, but a delegation be heard from the Hastings Townsite Residents' Association.

- CARRIED UNANIMOUSLY

Clause 11 - Proposed Open Space at N/E
Corner of Thurlow and Hastings Streets

MOVED by Ald. Hardwick,

THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause be approved including the option recommendation contained in item 2(b) titled 'Public Open Space'.

- CARRIED UNANIMOUSLY

Regular Council, August 14, 1973 14

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (August 10, 1973)

Council considered the report of the Director of Social Planning recommending as follows in connection with a grant request from the Canadian Council of Christians and Jews, Inc.:

- "1. That the Canadian Council of Christians and Jews, Inc. be given a grant of \$900.00 to provide an opportunity for City teenagers to attend their camp.
2. That the Canadian Council of Christians and Jews, Inc. be advised that the United Community Services Bureau of Vancouver should be approached in future years."

MOVED by Ald. Pendakur,

THAT a grant of \$900.00 be given to the organization as recommended in the report of the Director of Social Planning.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bowers, Hardwick and Linnell voted against the motion)

C. Recreational Facilities
for Employees

The Board of Administration under date of July 30, 1973, reported as follows:

"A request has been received from the Municipal and Regional Employees' Union for recreational or similar facilities for Civic staff throughout the City. They have requested consideration of the following facilities for City Hall:

- 1) A lounge or roof garden on the roof of the East Wing.
- 2) Shower and locker room facilities to encourage employees to exercise.

The Director of Permits and Licenses reports as follows:

Lounge or Roof Garden on Roof of East Wing

'Any permanent form of structure on the roof of the East Wing is not recommended at this time. Office space at City Hall is at a premium, with limited expansion space available. Serious consideration must be given in the near future for additional office space. One possibility of providing this may be the construction of an additional floor on the East Wing, which precludes the construction of any permanent facility on the roof, at this time. Investigations into this problem may be affected by any changes to the structure of Council, arising from possible electoral changes, now under Committee study.

It would be possible to provide a Roof Garden that could be relocated on another floor higher, should the need arise. Even if such a temporary facility was provided on the existing roof, a second staircase must be extended to that level to provide another means of escape.

The cost for a roof deck would range from \$32,000.00 to \$45,000.00 (not including furniture), estimated as follows:

- a) \$20,000.00 for extension to the staircase
- b) \$12,000.00 to \$45,000.00 for the roof deck and the necessary railings. The lower figure represents a small wood deck while the \$45,000.00 represents a large area surfaced with a paving tile.

cont'd....

Regular Council, August 14, 1973 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Recreational Facilities for
Employees (continued)

It is not possible to provide a Roof Garden for use this summer, however, extra seating would be a welcome addition in the Park and the Parks Board advise that these are readily available. They suggest six additional benches at a total cost of approximately \$1,000.00.

Showers and Locker Facilities

From an initial investigation, it appears that the most logical area for showers and locker rooms is either on the sub-ground floor level or the Aldermanic Garage level of the Main Building.

The west section of the sub-ground floor is soon to undergo renovations. The Architects have finalized their preliminary drawings and it appears there will not be any space available for showers or lockers.

It may be possible to develop some limited facility at the east end of the Aldermanic Garage, but further consideration of this should await final decisions on the structure of Council.

It is suggested that early in 1974 a better assessment can be made of overall space needs for Council and Departmental requirements. At that time, a further report can be prepared to more effectively project alternatives and priorities.

The Comptroller of Accounts advises that if the report recommendations are approved, the \$1,000.00 required for park benches would be provided from Contingency Reserve.

The Director of Permits and Licenses RECOMMENDS that:

1. Additional Park benches be provided in the park area at a cost of approximately \$1,000.00. These funds to be provided from Contingency Reserve.
2. Any further consideration of the suggestions of the Municipal & Regional Employees' Union be postponed until 1974.

This report has been discussed with the Assistant Manager, Municipal & Regional Employees' Union who concurs.'

Your Board RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved."

MOVED by Ald. Pendakur,

THAT the foregoing report be received and no further action taken on the matter.

- LOST
(A tie vote having
resulted)

(Aldermen Bowers, Harcourt, Linnell, Mayor Phillips
and Alderman Volrich voted against the motion)

MOVED by Ald. Volrich,

THAT the recommendations contained in the foregoing report,
be approved.

- CARRIED

(Aldermen Marzari, Massey, Pendakur and Rankin
voted against the motion)

Regular Council, August 14, 1973 16

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D(i) East Gastown Beautification Programme

The Deputy Director of Planning and the City Engineer under dated of August 10, 1973, submitted a report on the East Gastown Beautification Programme under the following headings:

- I. Maple Tree Square
- II. Items contained in the Merchants Association Brief to Council: April 16, 1973
- III. Revised Beautification Concept for East Gastown

The recommendations in the report are as follows:

"The Deputy Director of Planning and the City Engineer
RECOMMEND:

1. As set out in I - Maple Tree Square -

- (a) That \$35,806 from 1973 Beautification Budget be allocated to cover the overexpenditure on the Maple Tree Square project.
- (b) That \$11,500 from the same source be allocated for additional improvements to Maple Tree Square.

2. As set out in III - Revised Beautification Concept -

That proposals and recommendations contained in Items 1 - 9 in 'B' be approved and that the Water Street project now proceed to the detailed design stage, preparatory to initiation of a Local Improvement for the project."

MOVED by Ald. Hardwick,
THAT

- (i) recommendations 1(a) and (b) set out above be approved
- (ii) arrangements be made for a full report reference including hearing of delegations
- (iii) recommendation 2 be deferred for further consideration after the report reference and delegations are received.

- CARRIED UNANIMOUSLY

D(ii) Beautification Budget and Source of Assistance Funds

The Board of Administration under date of August 8, 1973, submitted the following report:

"The Director of Finance, in a report of June 29, 1973 to the Board of Administration for Council stated the financial situation of the beautification program as follows:

'Funds provided in the 1969 Supplementary Capital Budget (\$481,000) and authorized in the 1971-1975 Five Year Plan (\$700,000) for the City's share of the cost of beautification projects amount to \$1,181,000.

A summary of the City's share of estimated project costs is as follows:

(a) Projects specifically approved by Council in previous years	\$ 417,955
(b) Projects requested (including 1973 program) subject to further report to Council	659,890
(c) Continuation of projects for which funds will be required in 1974/1975	<u>352,750</u>
	\$1,430,595

cont'd....

Regular Council, August 14, 1973 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Beautification Budget and Source
of Assistance Funds (continued)

(d) Preliminary costs for three new projects - Dunbar, 1st and Commercial, West Hastings The City's share of the cost of these three projects, if approved, is not known at this time. It is expected that these projects will be submitted to Council in 1974/75.	11,500
(e) Gastown/Chinatown studies	23,000
	<u>\$1,465,095</u>

The estimated project costs as detailed in (a) to (e) above exceed funds available by about \$284,000 plus the cost of the three new projects in (d) above. '

The Deputy Director of Planning reports with respect to item '(d)' above that costs associated with these potential projects would be the subject of reports to Council shortly. Such reports would deal with the desirability of pursuing these projects to a feasibility stage and also deal with costs and source of funds. No commitment to undertake these studies has been made.

FEDERAL/PROVINCIAL SHARING IN THE HISTORIC AREA

As part of the consequences of designating the Gastown/Chinatown Area as an Historic Site the Provincial Government agreed to contribute five annual installments of \$35,000, provided that this was matched by the Federal Government and the Municipal contribution. (See Appendix 1.a. - Letter of 17 March 1970 from the Minister, the Honourable Dan Campbell - and Appendix 1.b. - Letter of 14 June 1972 from the Department of Municipal Affairs in Victoria.)

The Federal Government, through C.M.H.C., has agreed to do this and a grant of \$35,000 has been received as the Federal Government contribution for phase 1 improvements. (See appendix 2)

However, the Federal Government has imposed the condition that subsequent contributions can only come from the total amount of money approved by the Federal Government for urban renewal projects in Vancouver. (See Appendix 3.a. and 3.b. - letters from C.M.H.C. of 22 June 1972 and 13 July 1972.)

The two projects in Vancouver are Britannia and Strathcona. Britannia is likely to be over the agreed amount by approximately \$100,000, but the cost of Strathcona will be substantially below the approved amount. There are various items which can legitimately be charged to the Strathcona urban renewal project and related to that project, but even so it is likely that the balance of the Federal contribution (\$140,000) can be found from the unspent portion of the Strathcona allocation.

As has been stated, the Federal contribution for 1972 has been received, but not the Provincial contribution. It is understood that this is before the Cabinet and approval is expected shortly. It appears that the City can advance on the beautification with a fair degree of confidence that the full Federal and Provincial contributions of \$350,000 will be forthcoming. Such contributions will eliminate the apparent deficit of \$284,000 indicated in the report of the Director of Finance.

cont'd....

Regular Council, August 14, 1973 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Beautification Budget and Source
of Assistance Funds (continued)

Accordingly, it is RECOMMENDED that the program continue as outlined, subject to Senior Government cost sharing as indicated in this report, and that the Deputy Director of Planning and Civic Development continue his negotiations with the Provincial Government to secure their contribution and report in September on the surplus funds from Strathcona. "

(Appendices referred to are on
file in the City Clerk's Office)

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration and the Deputy Director of Planning contained in the foregoing report be approved, excepting action on projects referred to in (d) on page 1 of the report, i.e. Dunbar, 1st and Commercial, West Hastings, which three projects be deferred pending further consideration of policy respecting this type of Beautification Programme.

- CARRIED UNANIMOUSLY

E. Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973

The Special Committee on Burrard Inlet Waterfront under date of August 9, 1973, submitted the following report:

"A meeting of the Special Committee of Council on Burrard Inlet Waterfront was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, August 9th, 1973, at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner Cowie (Park Board)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATION AND CONSIDERATION

1. Land: N/S Geogia -
Denman to Chilco Streets

Your Committee, at its meeting on July 19th, 1973, agreed to make the following recommendations to Council:

A. Entrance to Stanley Park

- (i) THAT the westerly portion of the Four Seasons Site (Chilco Street to Gilford Street) be brought into the public domain and be used as public open space and/or park.
- (ii) THAT Council authorize the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

B. Guidelines for Development

- (i) THAT the guidelines for development, as detailed in Appendix 'A', be adopted for the Four Seasons Site, between Gilford Street and Denman Street and be put forward for public discussions prior to discussion by Council.

Your Committee had further resolved to call an evening meeting on August 2nd, 1973, with a view to consulting as many citizens groups and organizations as possible, requesting their participation and views on the proposals. The Committee had felt that the most important basic principle was to be able to create along the waterfront the high quality environment accessible to the public at all times for public enjoyment.

Consequently, a meeting was held on August 2nd, 1973, where a number of briefs were presented to the Committee.

The Chairman informed that he had discussed the issue of acquiring the two blocks at the Entrance to Stanley Park and the Four Seasons Site, with the Director of Finance, who states that in order to arrive at a present, realistic market value of the two blocks, outside consultants will have to be engaged to conduct the study.

After a lengthy discussion relating to the form and density of development and the method of expropriation of the blocks in question, it was,

RECOMMENDED:

THAT the Director of Finance be authorized to carry out a study of the value of the Four Seasons Site under various parameters to be decided by the Committee, the cost of the study to be met from the contingencies.

AND FURTHER THAT the Director of Finance be instructed to have a very high priority on this project and submit his report as quickly as possible.

The following motion by Alderman Marzari resulted in a tie vote:

THAT this Committee recommend to Council that it is highly desirable to acquire both the blocks at the Entrance to Stanley Park and the Four Seasons Site for public use.

Therefore, in accordance with Procedure By-law 66A, this matter is submitted to Council for CONSIDERATION.

2. Acquisition of Seven Upland Lots (Wall Street)
Between Kaslo and Slocan Streets

Commissioner Cowie indicated that the study of the Eastern Side of the Waterfront by the Park Board was well underway. He further advised that the Park Board has approved, in principle, the need for a park in this location and instructed its staff, in co-operation with the City's Property and Insurance Department, to report back to the Board with recommendation for the acquisition of the land required for the park.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

The Chairman pointed out that in February of this year, he had written to the National Harbours Board making an offer for the Seven Upland Lots, for what the City considered to be a fair market price, and informed that the letter had not been replied to. The Chairman asked the Committee's approval in continuing to pursue the issue with the National Harbours Board for an answer. It was,

RECOMMENDED:

THAT Council authorize the Chairman of this Committee and the Chairman of the Park Board to enter into negotiations with the Minister of Resources and the Minister of Recreation and Conservation, with respect to Provincial Government assistance towards the development of East Side Waterfront Parkland.

RESOLVED:

THAT the Chairman further pursue the issue with the National Harbours Board on the offer made in February, 1973, for the Seven Upland Lots.

INFORMATION3. Communication

On behalf of the West End Planning Team Mrs. Myra Cristall presented the following report, dated August 9th, 1973, in regard to the Four Seasons Site:

At the request of Alderman Pendakur the following comprise the recommendations of the West End Planning Team with regard to the Four Seasons site. The opinions expressed are those of the West End team members only and do not represent a consensus of the respective departments involved.

The recommendations are intended to enhance what is currently being planned by the team for the rest of the West End. These recommendations are derived from our professional judgments as well as comments we have received from West Enders.

We are of the opinion that residential, hotel and office needs can and should be accommodated elsewhere in the Downtown Peninsula. We think it is desirable to obtain both blocks for public use. However the following recommendations apply to the Four Seasons site whether it is developed privately or publicly.

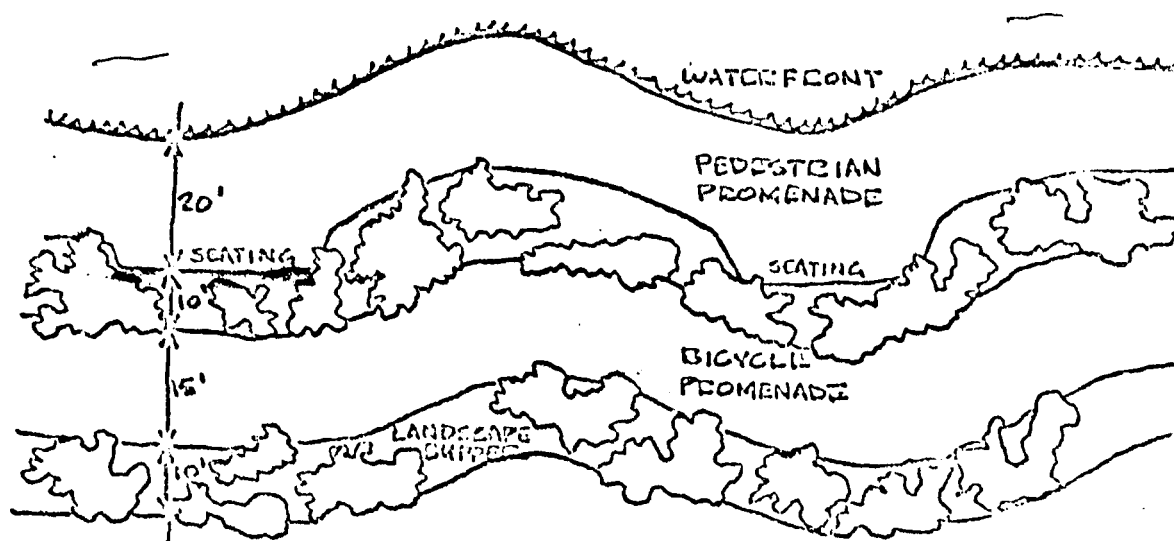
1. Generally there should be low scale development, but in addition whatever development is provided on the site must not block the views of water and mountains from Denman Street south of Georgia. No building should be higher than four storeys.
2. Transportation must be carefully planned, particularly the entrance to Stanley Park. Where traffic is generated by the development on the site, there should be provided an independent road linked to a waterfront road east of Cardero, rather than discharge onto Georgia and Denman.
3. To maintain the distinct waterfront character there should be no more filling of water lots. Floating homes and boat rental, sightseeing, repair facilities should be allowed to remain. There should be public access onto wharves.
4. There must be a continuous waterfront public promenade to provide distinctly segregated bicycle and pedestrian ways in a combined width of some 50 to 60 feet. Sample idea:

cont'd....

Regular Council, August 14, 1973 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)



5. Because of the high price of this property, the public open space use must be more intensive than merely a grassed visual entryway to the existing park. Thus we would recommend an urbanized, high intensity open space concept to include such things as the promenade mentioned above, flower gardens with seating, an outdoor tea garden situated both on the water (e.g. on a man-made island perhaps created out of the recently filled water lots) and within the site, a museum, outdoor theatre, and beer garden.
6. There is a need for pedestrian access to both blocks from the West End. at least at Denman, by means of an overpass or underpass grade-separated from vehicular activities to make pedestrian flow easier and more natural.
7. To provide a buffer for pedestrians, from noise and fumes from Georgia Street traffic, the present sidewalk should be relocated on the inside of the site and replaced by a 100% natural buffer screen so that, when on the site, a person will not be visually conscious of traffic on Georgia Street.
8. With regard to parking for the public open space portion of the site, no public parking should be provided on site. Rather people should be encouraged to walk, take public transit or alternatively use existing parking areas within Stanley Park.
9. The proposal to use the site as an Indian cultural complex has merit in that it is compatible with the above recommendations. However, we have not yet received a reaction from West End citizens to that proposal.

Following a lengthy discussion on points raised in the form of recommendation to the Committee, it was,

RESOLVED:

THAT the West End Planning Team's report be received and they be asked to re-submit their report on the Four Seasons Site, supported by technical input, representing a consensus of the respective three departments involved."

In respect of Clause 1 dealing with certain property at the entrance to Stanley Park, the Council noted the following further report:

"An 'In Camera' meeting of the Special Committee of Council on Burrard Inlet Waterfront was held in No. 1 Committee Room, City Hall, on Thursday, August 9th, 1973, at 4:35 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner Cowie

COMMITTEE CLERK: H. Sugriva

cont'd....

Regular Council, August 14, 1973 22

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

FOUR SEASONS SITE

The Committee discussed parameters respecting expropriation appraisals of the two blocks, at the Entrance to Stanley Park and the Four Seasons Site. The Committee agreed that the Director of Finance carry out the study in consultation with the Corporation Counsel and that the appraisal be based on expropriation of:

- (i) One Block
- (ii) Both the Blocks."

The foregoing two reports were dealt with as follows:

Clause 1 - Land: N/S Georgia
Denman to Chilco Streets

Changes were agreed to in the recommendations and, therefore, it was

MOVED by Ald. Pendakur,

THAT the Director of Finance be authorized to carry out a study of the value of the Four Seasons Site under various parameters to be decided by Council 'In Camera', the cost of the study to be met from Contingency Reserve;

FURTHER THAT the Director of Finance be instructed to have a very high priority on this project and submit his report as quickly as possible to Council 'In Camera'.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,

THAT the Special Committee's 'In Camera' report quoted above and dated August 9, 1973, and titled 'Four Seasons Site', be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT the following be adopted:

"That it is highly desirably to acquire the two blocks at the Entrance to Stanley Park and the former Four Seasons Site for public use."

(tabled)

MOVED by Ald. Bowers,

THAT the foregoing motion of Alderman Pendakur be tabled pending further action by Council as a result of a study report to be received from the Director of Finance.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion to table)

Clauses 2 and 3

MOVED by Ald. Pendakur,

THAT the recommendation and resolution contained in Clause 2 be approved and that Clause 3 be received for information.

- CARRIED UNANIMOUSLY

- - - - -

During consideration of this report, a short recess was observed.

- - - - -

Regular Council, August 14, 1973 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Special Committee on
Burrard Inlet Waterfront dated
July 19, 1973

The Special Committee on Burrard Inlet Waterfront under date of July 19, 1973, submitted the following report:

" SPECIAL COMMITTEE OF COUNCIL
ON BURRARD INLET WATERFRONT

July 19, 1973

PRESENT: Alderman Pendakur (Chairman)
Alderman Marzari
Mayor Phillips

ABSENT: Alderman Massey
Commissioner Cowie (Park Board)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATIONS:

Four Seasons Site

The Chairman informed the Committee that Mayor Phillips had been trying to reach Mr. Basford's office about alternatives for the development of the Four Seasons site. He further mentioned that the Committee would like to go on record as favouring the first block as public open space. The idea was to move any development back a block from the entrance to Stanley Park, so that the westerly block will become public open space. The Committee should arrive at a policy recommendation and guidelines which should be circulated to public groups for comments to be received at an evening meeting of the Committee prior to making any recommendations to the Council.

The Committee plans to consult with as many citizen's groups and organizations as possible by an information program as well as requesting their participation and views on the proposal. The Committee felt that the most important basic principle was to be able to create along the waterfront the high quality environment accessible to the public at all times for public enjoyment.

In respect of the development of the second block, the developers have expressed the desire to have written guidelines, similar to those for the City Centre area--Thurlow to Richards Street. The Committee discussed guidelines for development.

After further discussion it was:

RECOMMENDED:

A. Entrance to Stanley Park

1. That the westerly portion of the Four Seasons site (Chilco Street to Guilford Street) be brought into the public domain and be used as public open space and/or park.
2. And that Council authorise the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

B. Guidelines for Development

1. That the guidelines for development as detailed in Appendix A be adopted for the Four Seasons site between Guilford Street and Denman Street and be put forward for public discussions prior to discussion by Council.

cont'd....

Regular Council, August 14, 1973 24

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
July 19, 1973 (continued)

C. Public Discussion

1. That the clerk circulate the proposed guidelines to all public groups interested in the development of the Four Seasons site, informing them that written submissions would be appreciated.
2. That the clerk make copies of the submissions received for distribution at the meeting.
3. That the Chairman of the Committee be authorized to advertise the notice of the meeting to be held on Thursday August 2, 1973, at 7:30 p.m."

(The guidelines referred to are
on file in the City Clerk's Office)

MOVED by Ald. Pendakur,

THAT the foregoing report of the Special Committee on Burrard Inlet Waterfront dated July 19, 1973, be received.

- CARRIED UNANIMOUSLY

G. Report of Special Committee on
Burrard Inlet Waterfront dated
August 2, 1973

MOVED by Ald. Pendakur,

THAT the report of the Special Committee on Burrard Inlet Waterfront, and dated August 2, 1973, containing the following subjects, be received for information:

1. Committee Membership
2. Communications: Entrance to Stanley Park,
Four Seasons Site
3. Delegations on Four Seasons Site - Entrance to
Stanley Park

- CARRIED UNANIMOUSLY

H. Report of Special Committee re
False Creek, August 10, 1973

The Special Committee re False Creek under date of August 10th, 1973, submitted the following report:

"Council had previously authorised an amount of \$20,000 in the Supplementary Capital Budget for 1973 for per diems to consultants required for the False Creek Planning Team. Council has authorised the expenditure of \$7,000 and the team members advised of the need for further per diem consultants and asked that the authorised expenditure be increased to \$10,000.

The Committee members discussed the details of the need for the increase to \$10,000 and after explanation the Committee

RECOMMENDS that the authorised amount for per diem consultants in the 1973 Supplementary Capital Budget be increased from the presently authorised \$7,000 to \$10,000, the conditions of expenditure to remain the same. "

cont'd....

Regular Council, August 14, 1973 25

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False
Creek, August 10, 1973 (continued)

MOVED by Ald. Hardwick,

THAT the recommendation contained in the foregoing report of the Special Committee with respect to consultants fees, be approved.

- CARRIED UNANIMOUSLY

I. Joint Report of Standing Committees
on Finance and Administration and
Community Development, August 7, 1973

MOVED by Ald. Bowers,

THAT the joint report of the Standing Committees on Finance and Administration and Community Development dated August 7, 1973, with respect to voting machines for Civic Elections, be received for information.

- CARRIED

(Alderman Marzari voted against the motion)

J. Report of Standing Committee on
Finance and Administration,
August 10, 1973

MOVED by Ald. Bowers,

THAT the recommendation of the Committee with respect to local issues - C.U.P.E. Local 1004, be approved.

- CARRIED UNANIMOUSLY

K. Establishment of Employee
Child Day Care Centre

The Board of Administration under date of July 31, 1973, submitted the following report:

" The Director of Permits & Licenses reports as follows:

'Mr. K. Derby, Assistant Business Manager, Municipal & Regional Employees' Union, wrote to Mayor Phillips and City Council urging Council to consider the establishment of a Day Care Centre for employee's pre-school children. The Union had conducted a survey of employees which indicates that at least six children would use a centre established in the immediate vicinity.

Extensive investigation has taken place in an attempt to find a suitable space and operator as the basic prerequisite to further considering setting up a day care centre for children. The following areas have been explored.

1. There is no available space in the present City Hall complex nor is there likely to be in the present arrangement.
2. Staff of the Permits & Licenses, Health, and Property & Insurance Departments have not been successful in finding premises in the area surrounding the City Hall, suitable for day care operation. The Supervisor of Property & Insurance advises that with one exception the houses which the City is acquiring in the 400 block West 10th Avenue will not be available for some time. The one referred to would not be suitable for the purpose.
3. The Vancouver General Hospital was also interested in having a day care centre for hospital employees and a co-operative undertaking was being considered. The loss of the King Edward School by fire, along with divergent use and time schedules precluded further discussions.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Establishment of Employee Child
Day Care Centre (continued)

4. Miss Irene Fairley, Acting Director, Community Care Facilities Licensing, advises that qualified staff are most difficult to find and suggests that this situation may improve this fall when newly graduated students return from vacation.

It is possible that the City may have to consider additional accommodation for staff and services in the near future, and at that time the requirement for a day care centre could be included in studies that may develop. At this time I must report that we have been unsuccessful, however, investigations of possible sites will continue for later report should staff become available. It is noted that the Vancouver Municipal & Regional Employees' Union and the City is still interested in providing such a facility.

This report has been discussed with the Assistant Business Manager of the Vancouver Municipal & Regional Employees' Union who concurs.'

Your Board submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council."

MOVED by Ald. Pendakur,

THAT the Board of Administration be instructed to find a suitable child day-care centre location, pursue the matter of staffing, and report back.

(not put)

MOVED by Ald. Rankin in amendment,

THAT there be a proper canvass of City Hall employees to ascertain the need for an employee child day-care centre and the Vancouver General Hospital be requested to conduct a similar survey in respect of their employees.

- CARRIED UNANIMOUSLY

L. Replacement of No. 1 Firehall

The Board of Administration under date of August 9, 1973, submitted the following report:

"The Director of Permits and Licenses reports as follows:

Messrs. Eng & Wright, the Architects for the proposed new Headquarters Firehall and the new Firehall on Main and Powell streets, have requested that their agreement with the City be amended so as to increase the portion of the fees paid by the Architects to the Consulting Structural Engineers for which the Architects are entitled to reimbursement by the City, from two percent to three percent of the cost of the work to which the structural engineering services relate. Subsequent to the time the agreement was drawn up, the Association of Professional Engineers adopted a new Scale of Fees which increased the minimum fees for structural engineering services with respect to firehalls, from five percent to six percent. The Architects are obliged to pay the additional one percent fee for these services.

The request has been considered by the Corporation Counsel and its approval by the Council is considered to be appropriate.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall
(continued)

The additional fees involved will amount to approximately \$2,300.00 for the Headquarters Firehall and \$800.00 for No. 8 Firehall.

It is RECOMMENDED that the Council accept the Architects' request and authorize the Corporation Counsel to amend the agreement in the appropriate manner."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be adopted. "

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration and the Director of Permits and Licenses, be approved.

- CARRIED UNANIMOUSLY

M. Tenders for New #2 and #7 Firehalls

The Board of Administration under date of August 13, 1973, submitted the following report:

"The Director of Permits and Licences reports as follows:

'On November 7, 1972 the City Council approved a report of the Board of Administration dated November 3, 1972 on the subject of Replacement of #1 Firehall. The report recommended in part that the estimates for construction of the new "Burrard" Firehall (#2) and the "Smythe-Hamilton" Firehall (#7) be approved in principle, and that working drawings be prepared and tenders called for the building contracts. The following tenders were received, each accompanied by a bid bond:

	<u>Firehall #2</u>	<u>Firehall #7</u>
Bird Construction Co. Ltd. (WITHDRAWN)	\$292,107	\$232,997
Smith Bros. & Wilson, Ltd.	352,303	283,140
Allan & Viner	421,300	305,700

Bird Construction Co. Ltd. notified the City Clerk on July 30, 1973 that the Company's offers to construct the projects were withdrawn, an obvious error having been made therein. At the Company's request, and with the consent of the Corporation Counsel, their bid bonds were returned.

The Architect was notified two days before tenders closed that no subcontractors had submitted bids for the supply and installation of the aluminum curtain walls and related work. An addendum was issued instructing bidders for the building contracts to omit this portion of the work from their tenders, and stipulating that the successful bidder will be required to obtain competitive tenders for the omitted work, after the building contracts are awarded. Allowance is made for this additional work in the current estimates, which are as follows:

	<u>Firehall #2</u>	<u>Firehall #7</u>
Building contract	\$352,303	\$283,140
Allowance for curtain walls	19,500	16,275
Architect's & Consultants' fees	30,475	24,250
Landscaping, by Board of Parks and Public Recreation	1,700	800
Communications systems, alarm equipment, and traffic warning devices	7,650	10,550

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Tenders for New #2 and #7
Firehalls (continued)

	<u>Firehall #2</u>	<u>Firehall #7</u>
Soils and materials testing, permits, insurance premiums, fee for side- walk crossings, utility connection charges, etc.	3,715	1,975
Salary for Clerk of the Works (part-time)	2,500	2,500
Contingencies	<u>1,000</u>	<u>1,000</u>
TOTALS	<u>\$418,843</u>	<u>\$340,490</u>

The total estimate of \$759,333 for completion of these two Firehalls exceeds the estimates previously approved by Council by \$20,333.

The Architect advises that in his opinion it is not feasible to reduce the cost of the buildings to any appreciable extent by altering the designs or the building materials. The Assistant Director, Construction and Maintenance, concurs with that opinion.

The Comptroller of Accounts advises that funds amounting to \$739,000 (#2 Firehall - \$417,000, #7 Firehall - \$322,000) were provided in the 1973 Supplementary Capital Budget to cover the cost of construction, architects' fees, etc. for these two Firehalls. The additional funds required amounting to \$20,333 would be provided from the unallocated 1973 Supplementary Capital Budget Funds.

The cost of additional and replacement furnishings, building supplies and moving expense, which items will not be required until 1974, will be reported and included in the 1974 Supplementary Estimates.

Recommendation:

1. That Council approve the estimates.
2. That Council provide the necessary additional funds to complete the two Firehalls, amounting to \$20,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds.
3. That Council accept the low tenders of Smith Bros. & Wilson, Ltd. for construction of the two Firehalls and enter into a contract for an amount equal to the sum of the two tenders, (\$352,303 + \$283,140 = \$635,443), such contract to be to the satisfaction of the Corporation Counsel.
4. That Council authorize the City Treasurer and Collector to return the Bid Bonds to the unsuccessful bidder'.

Your Board RECOMMENDS that the foregoing RECOMMENDATIONS of the Director of Permits and Licenses be adopted.

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration and the Director of Permits and Licenses contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3417,
 BEING THE ELECTRICAL BY-LAW
(Increase of Permit Fees)

MOVED by Ald. Bowers,
 SECONDED by Ald. Hardwick,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
 SECONDED by Ald. Hardwick,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 3507,
 BEING THE GAS FITTING BY-LAW
(Increase of Permit Fees)

MOVED by Ald. Bowers,
 SECONDED by Ald. Hardwick,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
 SECONDED by Ald. Hardwick,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

Regular Council, August 14, 1973 30

BY-LAW (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4068,
BEING THE PLUMBING BY-LAW
(Increase of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW NO. 2341,
BEING THE SIGN BY-LAW (Increase
of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Closing and Stopping Up Portion
of Walden Street North of 33rd
Avenue (Brock School)

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portions of Walden Street and several City owned lots are within Brock School site;

3. Portions of the School Site owned by the School Board are required for lane purposes;

4. The City has agreed to convey lands previously occupied as a school site to the School Board;

cont'd....

MOTIONS (cont'd)Closing and Stopping Up Portion of Walden
Street North of 33rd Avenue (Brock School)
(continued)

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 1438 lying between the easterly production of the southerly limit of Lot Thirteen (13), Block Nine (9), District Lot Six Hundred and Thirty-Four (634), Plan 1438 and the southerly limit of Block Eight (8), District Lot Six Hundred and Thirty-Four (634), Plans 764 and 4421. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated June 27, 1973, and marginally numbered LF 1520, a print of which is herewith annexed; be closed, stopped up, conveyed and subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

2. Closing and Stopping Up Lane East
of Oak Street, North of 17th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane dedicated by the deposit of Plan 2830 and adjacent to Lot 33, Block 496, District Lot 472, Plan 1618, is surplus to the City's highway requirements; and
3. The owners abutting this lane have made application to purchase the lane for consolidation with their lots;

THEREFORE BE IT RESOLVED that all the lane in Block 496, District Lot 472 dedicated by the deposit of Plan 2830 be closed, stopped up, and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed road be subdivided with the abutting lands to form one parcel.

- CARRIED UNANIMOUSLY

3. Allocation of Land for Highway Purposes
2451 Nanaimo Street

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West 2 feet of Lot 12, Block 3, Block 150, District Lot 264A, Plan 2469;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

NOTICE OF MOTIONStore Closing Hours

Alderman Bowers submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Bowers,

THAT on October 24, 1973, voters be asked the following question:

ARE YOU IN FAVOUR OF THE CITY REMOVING ALL RESTRICTIONS ON RETAIL STORES CLOSING HOURS WITH THE EXCEPTION OF SUNDAY CLOSING?

(Notice)

ENQUIRIES AND OTHER MATTERS

<p>Alderman Linnell Report of Delegation to Victoria re Landscaping: Knight Street Crossing & Cassiar Link - Highway 401 to Second Narrows Bridge</p>	<p>submitted the following report as a result of a City delegation meeting with the Minister of Highways in Victoria on August 8, 1973:</p>
---	---

A meeting was held in accordance with a Council Resolution, with the Minister of Highways, Hon. Graham Lea and his staff on Wednesday, August 8th, 1973 at 10 A.M. in Victoria. Present for Vancouver were Alderman Pendakur and Alderman Linnell, Brian Wallace, Transportation Engineer, and two members of the Hastings Sunrise Action Council headed by Mr. Jim Cork. The Hon. Bob Williams was also present for part of the meeting.

In connection with the two questions Council wished raised with the Minister:

1. The landscaping on the north side of the Fraser River at the Knight Street Crossing - Mr. Tattersfield had been commissioned and submitted plans for landscaping for both sides of Marine Drive. These are very satisfactory but will be submitted to the Civic Design Panel for final approval.

In regard to the landscaping south of North Kent Avenue and possible access for pedestrians to the Fraser River area, no plans have been made for this. After discussion, Mr. Lea instructed his staff to work with City staff to see if improvements could be brought about in this regard.

2. In connection with the Cassiar Link - Highway 401 to Second Narrows Bridge, it was felt that the previous studies were out of date because of the changed emphasis on no freeways, neither on the waterfront nor the Venables Corridor. Therefore, after discussion it was decided that a study of the alternative solutions involving the Provincial Government, city and area residents would be undertaken immediately. Urgency was stressed because Cassiar Street has the highest 24-hour traffic volume of any street in the city.

The two major alternatives that should be investigated are the tunnel proposal made by the area residents, and a freeway link on or near Cassiar Street that minimizes the loss of houses and provides as aesthetic an appearance as possible to the surrounding neighbourhood and maximizes the connections across the freeway so as not to bisect the area.

Again the urgency was stressed that any of the temporary grade street improvements would not help the neighbourhood, that the solution lay in a limited access road between 401 and the Second Narrows Bridge.

It is hoped that an early solution to this problem will be forthcoming because of the excellent cooperation from the Provincial Government.

cont'd....

Regular Council, August 14, 1973 33

ENQUIRIES AND OTHER MATTERS (cont'd)

Report of Delegation to Victoria
re Landscaping

Alderman Pendakur advised Government officials are of the view that the proposed tunnel connection between Highway 401 and the Second Narrows Bridge would be in the neighbourhood of \$25,000,000 to \$30,000,000 and it is not anticipated that Government approval would be received for that kind of expenditure.

Alderman Pendakur advised also that it had been agreed at this meeting that studies involving the City of Vancouver and the Government should be carried out on a cooperative basis.

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,

THAT the Director of Planning and the City Engineer be instructed to meet with the Deputy Minister of Highways to pursue further, items 1 and 2 set out in Alderman Linnell's report quoted above.

- CARRIED UNANIMOUSLY

Alderman Linnell -
Remaining V.I.E.W. Building

advised that she has reconsidered her position in respect of demolition of the remaining V.I.E.W. building on False Creek, and is prepared to consider the matter further if the other members of Council agree.

It was reported that the demolition has proceeded to a point that re-consideration is not advisable.

Extension of Vancouver General
Hospital Study Area

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council extend instructions given to the Planning Department respecting future Vancouver General Hospital expansion plans, to include study of the area Broadway to 33rd Avenue, Oak Street to Cambie (including Shaughnessy Hospital site).

- CARRIED UNANIMOUSLY

Alderman Marzari -
Condition of City Property

requested action be taken by Council to require the cutting of grass on City property when requested by residents in the area, and referred particularly to two City lots off Semlin Street between Triumph and Pandora Streets.

MOVED by Ald. Marzari,
SECONDED by Ald. Massey,

THAT action be taken within two days to suitably cut the grass on two City lots off Semlin Street between Triumph and Pandora Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Pendakur,

THAT action be taken by the City to suitably cut grass on City properties in residential areas when requested to do so by residents.

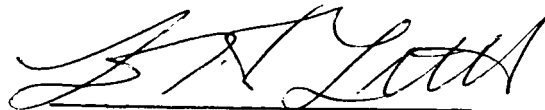
- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting
of August 14, 1973, adopted on August 28, 1973.


MAYOR


DEPUTY CITY CLERK

Board of Administration, August 10, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installation - 1973 Capital Budget

"Relocation of water mains on Vernon Drive at William and Charles Streets has been requested by the Vancouver Regional District to allow for the installation of a relief sewer. It is economic at this time to complete the water grid in the streets to improve fire protection.

The following water mains should be installed:

<u>WATER MAIN PROJECT 310</u>			
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Cost (Total)</u>
William Street	Clark Drive	70' East	
Charles Street	Clark Drive	Vernon Drive	
			<u>\$6,000</u>

I RECOMMEND that water mains be installed on the above mentioned streets and that \$6,000 be appropriated from Account No. 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

"Mainland Sawmills located at Yukon and S. Kent Avenue have requested an improvement in water supply for local fire protection and are in the process of installing additional fire sprinklers. The Fire Department has confirmed the requirement for additional water supply and it is proposed that a water main be installed as follows. The main will serve Weldwood and Mainland.

<u>WATER MAIN PROJECT 309</u>			
<u>Street</u>	<u>From</u>	<u>To</u>	<u>Estimated Cost</u>
S. Kent Avenue	Ash Street	Yukon Street	\$24,000

I RECOMMEND the water main be installed on the above mentioned street and that \$24,000 be appropriated from Account No. 128/7902, 'Short Notice Projects Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

3. Shinerama '73 for Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years the Student Association of the British Columbia Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals propose to hold a Shinerama or Shoe Shine day on Thursday, September 20th, 1973, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

Board of Administration, August 10, 1973 (WORKS - 2)

Clause No. 3 continued

If, as in previous years, permission is granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 20th, 1973, permission should be subject to the following conditions:

- (a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.
- (b) That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks."

Your Board submits the foregoing report of the City Engineer for
CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 276-7 3

A-7

Board of Administration, August 10, 1973 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Investment Matters (Various Funds) June 1973

1. Investment Matters - (Various Funds) - June 1973

- (a) Security Transactions during the month of June, 1973
 (b) Summary of Securities held by the General and Capital Accounts only as at June 30, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 14	Mercantile Bank of Can.	July 31/73	\$1,000,000.00	\$ 991,484.40	47	6.67
15	Banque Canadienne Nationale	July 31/73	2,016,660.82	2,000,000.00	46	6.61
22	Can. Imperial Bank of Com.	July 31/73	487,777.00	484,325.00	39	6.67
22	Mercantile Bank of Can.	July 31/73	497,305.50	493,810.00	39	6.625
22	Gr. Van. Sew & Drain. Dist.	July 31/73	497,305.50	493,810.00	39	6.625
26	Toronto Dominion Bank	Oct.15/73	511,054.38	500,000.00	111	7.27
26	Banque Can. Nationale	Aug.31/73	4,051,715.07	4,000,000.00	66	7.15
27	Bank of Montreal	June 28/73	2,000,246.58	2,000,000.00	1	4.50
28	Banque Can. Nationale	Aug. 15/73	2,018,805.48	2,000,000.00	48	7.15
28	Banque Can. Nationale	Aug. 15/73	2,119,745.75	2,100,000.00	48	7.15
			<u>\$15,200,616.08</u>	<u>\$15,063,429.40</u>		

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS
(PURCHASES & DISPOSALS)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts Purchased</u>							
June 1	Banque Can. Nationale	June 3/74	\$3,800,000.00	\$92.667	\$3,521,351.32	367	7.87
13	Mercantile Bank of Can.	Sept.12/73	508,726.03	100.00	500,000.00	91	7.00
13	Banque Can. Nationale	June 17/74	550,000.00	92.526	508,893.00	369	7.99
			<u>\$4,858,726.03</u>		<u>\$4,530,244.32</u>		
<u>Parity Debentures Cashed and Sold /</u>							<u>Yrs/Mos</u>
June 1	B.C. Hydro & Power Auth						
	7% Parities	Sept.1/75	\$3,524,000.00	\$100.00	\$3,524,000.00	2/3	7.00
13	P.G.E. 6½% Parities	Sept.15/76	1,034,000.00	100.05	1,034,517.00	3/3	6.48
			<u>\$4,558,000.00</u>		<u>\$4,558,517.00</u>		

/ Disposals made to acquire other investments with a higher yield.

SINKING FUND TRANSACTIONS (PURCHASES AND DISPOSALS)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Ann. Yield %
<u>Chartered Bank Deposit Receipts Purchased</u>							
June 1	Banque Can. Nationale	June 3/74	\$4,700,000.00	\$92.667	\$4,355,355.58	367	7.87
11	Bank of Montreal	June 14/73	600,209.59	100.00	600,000.00	3	4.25
14	Toronto Dominion Bank	Oct.15/73	614,193.86	100.00	600,000.00	123	7.02
			<u>\$5,914,403.45</u>		<u>\$5,555,355.58</u>		

cont'd

Board of Administration, August 10, 1973 (FINANCE - 2)

Clause No. 1 (cont'd)

						<u>Yrs/Mos</u>	
June 1	<u>Parity Debentures Cashed *</u>						
	B.C. Hydro & Power Auth.						
	7% Parities	Sept. 1/74	\$3,340,000.00	\$100.00	\$3,340,000.00	1/3	7.00
	B.C. Hydro & Power Auth. 7% Parities	Sept. 1/75	<u>1,015,000.00</u>	100.00	<u>1,015,000.00</u>	2/3	7.00
			<u>\$4,355,000.00</u>		<u>\$4,355,000.00</u>		

* Disposals made to acquire other investments with a higher yield.

CEMETERY PERPETUAL MAINTENANCE FUNDS TRANSACTIONS
(PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield %</u>
June 20	<u>Debentures Purchased</u>						
	City of Van 5½%	March 1/77	\$1,000.00	\$91.29	\$912.90	3/8	8.30
	City of Van. 5½%	March 1/78	<u>1,000.00</u>	89.33	<u>893.30</u>	4/8	8.30
			<u>\$2,000.00</u>		<u>\$1,806.20</u>		

(b) SUMMARY OF SECURITIES HELD AS AT JUNE 30, 1973GENERAL AND CAPITAL ACCOUNTS ONLY

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts & Govt. Notes	<u>\$13,200,369.50</u>	<u>\$13,063,429.40</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$ 398,000.00	\$ 401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	<u>840,000.00</u>	<u>840,000.00</u>
	<u>\$1,238,000.00</u>	<u>\$1,241,525.59</u>

RECOMMENDATION:

Recommended by your Board that the report of the Director of Finance on investment Matters (Various Funds) for June, 1973 be confirmed.

2. Board of Parks and Public Recreation -
Kates, Peat, Marwick & Co. 'Overview' Report

The attached communication relating to the above subject has been received from the Chairman of the Board of Parks and Public Recreation.

Your Board RECOMMENDS that:

1. This matter be referred to the Standing Committee on Finance and Administration for consideration and discussion with Parks Board representatives.
2. In the meantime, the Director of Personnel Services be authorized to prepare a report to the Board of Administration regarding Class Specifications and salary recommendations for the four new Director positions.

Board of Administration, August 10, 1973 (FINANCE - 3)

INFORMATION AND CONSIDERATION

3. Grant Equal to Taxes - Vancouver Neurological Centre

The Director of Finance reports as follows:

"City Council on May 8, 1973 considered a Board of Administration Report dated May 4th regarding a request from the Vancouver Neurological Centre for tax relief on property adjacent to their building at 645 W. Broadway.

City Council on that date passed the following motion:

'That this clause be referred back to the Director of Finance for report on the matter of granting exemption on that portion of the property which is not commercial.'

Summary of Previous Report Dated May 4th

- (1) The property is used as a parking lot (unimproved) for staff, clients and 9 stalls rented @ \$5 per month = \$540 annually.
- (2) The property could not be exempted from taxation by the Assessment Commissioner as per City Charter, Sec. 396 (C) which provides that property to be exempt from taxation must be "wholly in use for charitable purposes" which it is not, due to the rental aspect.
- (3) The Assessment Commissioner further advised that if the commercial portion were eliminated than Sec. 397 (1) would apply which reads in part:
'The exemptions provided under Clause (C) of Section 396 shall extend to so much real property as is reasonably necessary for the purposes of the institution, hospital, or religious organization and no further.'
- (4) The Director of Planning advised that there was no development permit on file for use of the property in question.
- (5) City Council under Sec. 206 (A) of the City Charter may give a grant to any charitable organization, however, City Council established a policy that grants would be approved based on DEMONSTRATED FINANCIAL NEED of the Society not on the basis that an organization is required to pay taxes, etc. (except in certain technical circumstances which are reported to Council with explanation).
- (6) Taxes levied on the property exclusive of Local Improvement Taxes -

1972 taxes =	\$1126.33
1973 taxes =	\$1416.75
- (7) City Council, while dealing with the 1973 Grant Requests, approved \$7000 to this Society as recommended by the Director of Social Planning.

As a result of the motion by City Council of May 8th the matter was reviewed with the Assessment Commissioner and the Legal Department who confirmed the original report that:

- No tax exemption can be given to the Society under the present situation since the property is not "wholly in use for charitable purposes", etc. - (see Item 2 above).

cont'd

Board of Administration, August 10, 1973 (FINANCE - 4)

Clause No. 3 (cont'd)

- That if the commercial aspect was eliminated by the Society a partial exemption upon application could be given (see Item 3 above). A recent inspection of this property indicates that a maximum exemption of 50% would be given. An appeal from this decision could be made to the Court of Revision. Any change in the taxable status of the property could not be made prior to the 1974 Assessment Roll.

Policy on Grants Equal to Taxes/Grants in Lieu of Taxes

On July 23, 1969 the Board of Administration reported to City Council on various Tax Grant Requests and in addition requested consideration of a policy designed to assist City Council and the administration in handling these requests in an equitable manner. City Council was also advised of the distinction between Grants in Lieu of Taxes and Grants Equal to Taxes.

For Councils information relevent excerpts of that report and Council action are submitted as follows:

Grants in Lieu of Taxes

"Section 396 of the City Charter allows exemption from City taxation on real property owned by charitable institutions, schools, hospitals and churches, providing the property is occupied by and wholly in use for the purposes of the organization.

When the date of eligibility for tax exemption occurs during the year and City taxes have been levied against the property for that year, the organization is permitted to apply to Council for a grant in lieu of taxes.

The amount of the grant is computed from the date of eligibility for tax exemption which is determined in accordance with City policy adopted by Council in 1960. The organization is then required to pay City taxes up to the date the property becomes eligible for exemption and must pay local improvement charges, if any, for the full year since these charges are not subject to exemption.

Grants Equal to Taxes

Occasionally an organization would lose its tax exemption due to a technicality, e.g. a church would permit part of its facilities to be used by a charitable organization (these facilities would not then be wholly in use for church purposes, and the charitable organization would not be the registered owner of the facilities).

In these cases the organization would apply to Council for a grant equal to taxes as permitted under Section 206 of the City Charter which authorizes Council to make money grants to certain organizations.

In recent years, however, an increasing number of organizations have applied directly to Council for money grants equal to taxes on properties which fail to qualify for exemption even though no technical disqualification is involved. Your Board is required to submit these applications to Council for consideration.

It should be noted that, since over 50% of the tax levy collected by the City is payable to the School District and the Hospital District, the amount of the grant equal to taxes is about twice as much as the City actually receives for its own purposes.

Applications to be Considered by Council

Where a property fails to qualify for tax exemption and no technical disqualification is involved, your Board suggests that applications for money grants be considered strictly on the basis of financial need and the willingness of Council to support the organization requesting the grant. The fact that these organizations paid taxes, as required by the Charter and City policy, does not in itself justify the approval of a grant nor in establishing the amount of the grant.

Board of Administration, August 10, 1973 (FINANCE - 5)

Clause No. 3 (cont'd)

MOVED -

"That the requests for grants as contained in the Board of Administration report dated July 23, 1969 be rejected and the organizations advised accordingly that only applications which CLEARLY demonstrate the need for financial assistance from the City can be submitted to Council for consideration."

End of quote of previous Council action.

RECOMMENDED THAT -

- (1) Council re-affirm the policy of making grants based on demonstrated financial need rather than on the basis that an organization is required to pay taxes.
- (2) The Vancouver Neurological Society be advised that if they require further financial assistance, in addition to the \$7000 previously granted, that they submit a supplemental request to the Director of Social Planning for review and report to City Council in the normal manner."

Your Board submits the foregoing report of the Director of Finance for CONSIDERATION of Council

CONSIDERATION

4. Parks Board - New and Non Recurring
Items 1973 Revenue Budget

The Director of Finance reports as follows:

"City Council, when adopting the 1973 Revenue Budget, approved an amount of \$239,500 for New and Non Recurring Items in the Board of Parks and Public Recreation's Budget. The Parks Board was to report back to Council on the specific items selected.

The Board of Parks and Public Recreation approved the following items:-

REGULAR APPROPRIATIONS -

General Parks

Backstop and Fencing - rewiring, replanking players enclosures, etc.	\$ 6,000
Fieldhouse Suite Heating - replace oil stoves with natural gas units at 4 locations	1,000
Lacrosse Boxes - repairs and renovations	1,500
Tennis Courts Resurfacing- resurf. color, Tat., Q.E.	2,500
Lawn Bowling Club Improvements - shared costs	2,500
Shower Water Heaters - replace oil fired with nat.gas	1,500
Outdoor Swimming Pools - repaint Oak, Sunset, Kerrisdale, Mt. Pleasant Parks	2,000
Fire Extinguishers - replace old units	400
Douglas Park - replace asphalt pad for scavenging with concrete	200
Out-door Swimming Pools - general repairs	800
Replace Lifeguard Vehicle - Spanish Banks Amphicat	2,300
Instructional Equipment	1,000
Oak and Kerrisdale Pools - replace clothing cubicles	2,500
Replace Swimming Pool Equipment	1,000
Replacement of Lifeguard clothing	2,000
Replacement of Lifeguard Safety Equipment	3,800
Heavy Duty Hose, etc. for Pool Cleaning	1,000
Paddling Pools, Playgrounds - major repairs	2,000
Oak Pool Bathhouse - resurface floor of bathhouse	1,500
Kitsilano Pool - repairs to floor slab & valve	1,500
Picnic Tables & Benches - replace damaged units	2,000
Connaught Park - repairs main fieldhouse	1,000

cont'd

Board of Administration, August 10, 1973 (FINANCE - 6)

Clause No. 4 (cont'd)

Tennis Courts Fencing & Net Posts - renew & rebuild at 2 locations- Oak, Pandora or Q.E. Parks	10,000	
Irrigation Replacements - replace old systems	4,000	
Tennis Court Markings - repainting	2,000	
Major Painting - Backstops, Fencing & Play Equip.	5,000	
Kitsilano Pool Bleachers - repaint	2,000	
Sunset Nursery - complete cold frame replacement	1,200	
Locarno Park - renew water service to picnic site	800	
Queen Elizabeth Park - re-roof public washroom bldg.	1,000	
Queen Elizabeth Park - repair plaza waterways	7,000	
Sunset Nursery - complete soil storage facilities	3,000	
Sunset Nursery - resurface main roads	1,000	
Memorial South Park - level cricket outfield	3,500	
Marine Drive Foreshore Park - remove dang. dead trees	1,500	
Major Painting Fieldhouses - Int. & Ext. painting	10,000	
John Hendry - major field drain repairs	5,000	
Musqueam Park - replace equestrian bridge over creek	3,000	
Killarney Park - resurface running track	2,500	
Killarney Park - renovate & returf east field	3,000	
Spanish Banks Beach - returf - W. of E. bathhouse	3,000	
Ravine Park - rebuild walk in line with 35th	3,000	
Thornton Park - renovate shrub beds	2,800	
Norquay Park - level holes in playfield	2,800	
Oak Park - S.E. Field - drain renovations	4,600	
		\$121,700

Stanley Park

Police Stables - repairs and renovations	\$ 1,700	
Forest Trail - major resurf. Pros. Pt. to Siwash	6,000	
Zoo Buildings - renovation to exhibit areas	1,800	
Stanley Park Zoo - improve food storage area & quarantine yard	2,700	
Lumbermen's Arch Pool - repairs to pool floor slabs	4,000	
Monkey Island - replace sheet metal pros. arch	500	
Stanley Park Zoo - replace 2 restraining cages	800	
Stanley Park Zoo - replace old steel feeding dishes	1,000	
Major Painting Projects - zoo area buildings	4,000	
Brockton Grandstand - renew shower water heater	1,000	
Lumbermen's Arch Area - replace storm drainline	1,200	
Causeway Overpass - structure settlement repairs	2,500	
Major Painting Projects - seal, penguin & otter pools	2,000	
Major Painting Projects - traffic mark. & road signs	2,000	
Stanley Park - tennis court lines & stencils	1,000	
Stanley Park - Ceperley picnic bldg. exterior	500	
Brockton Oval - replace track curb (part)	1,150	
Brockton Point - replace railings, lighthouse area	5,000	
Public Washrooms - improve. - fixture replacements	750	
Ceperley Playground - renew water serv. to Pad. pool	1,600	
Seawall Access Ramp - repair and rebuild	750	
Prospect Point - repaving of walks, main driveways	2,000	
Shop Tool Replacements	1,500	
Replace Refuse Containers	1,500	
Electric Hand Dryers - repair and replace	350	
Service Yard - interior and exterior painting	1,000	
Prospect Point Lookout - plant banks with covers	2,800	
Stanley Park - regrade "Lake Trail" to new br.rd.ovr.	3,000	
Causeway - remove & replant shrub bed on causeway	2,000	
Aquarium Bldg. - resurface washroom floor	300	
Stanley Park - sports area shuffle boards	600	
		57,000

Miscellaneous

Works and Buildings - replace survey equipment	350	
Admin. Office - replace two adding machines	550	
Review of Park Board Operation & Management	11,000	
Unallocated - to be distributed by Board Resolution	15,525	
		27,425

cont'd

Board of Administration, August 10, 1973 (FINANCE - 7)

Clause No. 4 (cont'd)

Supervised Recreation

Miscellaneous Community Centre Equipment	6,815	
Camp Capilano - rebuild filter house & new filter	1,200	
Community Centres - replace Janitorial Equipment	1,000	
Community Centres - major roof repairs - Killarney, Marpole, Sunset	9,000	
Community Centre Bldgs. - major paint. int. & ext.	15,000	
Kensington Community Hall - storage (part cost)	<u>360</u>	
		<u>33,375</u>
		<u>\$239,500</u>

Your Board submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

5. Luncheon - Law Enforcement and Criminal Justice Analysts

The City Clerk reports as follows:

"In a letter dated August 6, 1973, the Law Enforcement and Criminal Justice Analysts advised that a Regional meeting will be held in Vancouver over the weekend of September 8th and 9th. This is a meeting of those who are engaged in the application of academic and scientific disciplines to the needs of law enforcement and criminal justice. Attendance will be drawn from all levels of Government throughout the Pacific Northwest and the Prairie Provinces and is expected to number 40.

The City generally, and the Police and Provincial Courts Departments specifically, will be substantial beneficiaries from the meeting. The group are requesting that City Council grant funds not exceeding \$180 for the purpose of providing a luncheon on September 8th for those attending the above meeting. This matter has been discussed with the Chief Constable. In normal circumstances, this request would have been submitted through him to the Board of Police Commissioners. As that body does not meet until August 30th, timing requires a direct request to City Council.

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

Nov. 28/72	Criminal Intelligence Conference	approved (\$175 chargeable to the Police Department Budget appropriation for Conferences)
Jan. 25/72	League for Exchange of Commonwealth Teachers	approved
Jan. 21/71	Historic Sites and Monuments Board	approved (not to exceed \$250) "

Your Board submits the foregoing for Council's CONSIDERATION.

Board of Administration, August 10, 1973 (FINANCE - 8)

6. Grant Request - Canadian Institute of Surveying

The City Clerk reports as follows:

"A letter from the Canadian Institute of Surveying has been received in this office, requesting financial support for the 67th Annual meeting of the Canadian Institute of Surveying to be held in Vancouver April 2nd to 5th, 1974. They are planning activities for an expected 800 delegates and 400 wives from across Canada, many from the United States and hopefully some from China and other countries in the "Pacific Rim". The members of the B.C. Corporation of Land Surveyors have pledged \$2000.00 towards the 1974 meeting.

In past years, the meetings have received financial support from the host city and Province, as shown by the accompanying list:

1973 Ottawa	Government of the Province of Ontario Grant of \$7,200 including the sponsoring of a full course dinner featuring traditional Ontario foods and wines.
1972 Quebec City	Government of the Province of Quebec Grant of \$7,000 to be used in the general fund of the convention. Also a grant of \$500 received from the Corporation of Land Surveyors of the Province of Quebec.
1970 Halifax	Government of the Province of Nova Scotia Grant of \$5,000 to be used in the general fund of the convention. In addition, grants of \$500 were received from the City of Halifax and \$350 from the Association of Nova Scotia Land Surveyors.
1968 Edmonton	Government of the Province of Alberta Grant of \$1,000 to be used in the general fund of the convention. In addition, a grant of \$1,500 was received from the City of Edmonton and \$350 from the Alberta Land Surveyors Association.

Your Board notes that the Vancouver City Council has previously dealt with a similar request as follows:

July 15/71	International Association of Audit Managers -- Free tickets to Aquarium	no action
Aug. 31/71	Citizens' Committee for Public Transportation -- Conference on Public Transit and Implications	no action"

Your Board submits the above report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 277

A-8

Board of Administration, August 10, 1973 (PERSONNEL - 1)

PERSONNEL MATTERSRECOMMENDATION1. Salary and Classification Review - Three Positions
Queen Elizabeth Theatre

The Acting Director of Personnel Services reports as follows:

"As part of the 1972-73 Memorandum of Agreement between the City of Vancouver and the International Alliance of Theatrical Stage Employees, Local 118, it was agreed that a salary review would be conducted for the Stage Carpenter, Stage Electrician and Maintenance Electrician.

Fifteen other jurisdictions were surveyed, and comparisons with internal classes such as Tradesmen were made. Wages for casual employees affiliated with I.A.T.S.E. were also compared. An analysis of these three areas indicated that the salaries for the Stage Carpenter, Stage Electrician and Maintenance Electrician should be updated.

Based on these comparisons and the 5% "catch-up" adjustment that Tradesmen received during the 1972 C.U.P.E. negotiations, I recommend that the Stage Carpenter, Stage Electrician and Maintenance Electrician also receive a 5% salary adjustment, effective July 1st, 1972, and based on 1971 rates.

The total annual recurring cost of this proposal based on the top step of each pay range at 1973 rates, and including fringe benefits at 10% will be approximately \$1,632.00.

The 1973 cost is estimated at \$1,248.00. The Comptroller of Accounts reports that funds are available within the Departmental Budget."

This report has been discussed with the Manager, Queen Elizabeth Theatre and John Ellis, of I.A.T.S.E., Local 118, both of whom concur herein.

<u>SUMMARY:</u>	<u>Present</u>	<u>Proposed</u>	<u>Effective</u>
<u>Incumbent</u>	<u>Classification</u>	<u>Classification</u>	<u>Date</u>
B. Soros	Stage Carpenter	Stage Carpenter	
	1972 rate: 785-821-860	821-859-899	July 1/72
	1973 rate: 843-881-923	879-919-962	Jan. 1/73
J. Ellis	Stage Electrician	Stage Electrician	
	1972 rate: 750-785-821	784-821-859	July 1/72
	1973 rate: 805-843-881	839-879-919	Jan. 1/73
I. Swan	Maintenance Electrician	Maintenance Electrician	
	1972 rate: 750-785-821	784-821-859	July 1/72
	1973 rate: 805-843-881	839-879-919	Jan. 1/73

Your Board RECOMMENDS that the above recommendation of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 278

BOARD OF ADMINISTRATION, AUGUST 10, 1973(PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION and
RECOMMENDATION

1. Sale of City Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 & Portion 323 Together with 66' of 71st Avenue North of Lots 1 & 2. Situated: N.E. Corner of Marine Dr. & Laurel Street: Zoned: RM-3.

The Supervisor of Property and Insurance reports as follows:-

"City-owned Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323, zoned RM-3, together form a triangular site containing 6,919 square feet, which is located at the South East corner of 71st Avenue and Laurel Street as shown on the attached Sketch Plan, marked 'A'. This site has sufficient area to support a small apartment building, however, due to its triangular shape, only duplex development is considered practical.

For some time this Office has carried out negotiations with Mr. M. Perel, the owner of the property at the North East corner of 71st Avenue and Laurel Street, with a view to closing 71st Avenue for consolidation with Lots 1 & 2 and subsequent sale as an apartment site comprising 13,635 square feet, as shown on attached Sketch Plan, marked 'B'.

This owner has developed his property, (Lots 4, 5, & 6, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 & Portion 323), with a three-storey frame apartment building having apartment windows overlooking 71st Avenue. Prior to any arrangement whereby 71st Avenue is to be closed, permission would have to be obtained from him, and in this regard, he is prepared to agree to the closing of 71st Avenue, subject to the City giving him an exclusive right to purchase the consolidated site at market value.

Negotiations on the foregoing basis have resulted in Mr. Perel agreeing to purchase City lots 1 & 2 together with the portion of 71st Avenue for consolidation at a price of \$53,000.00 which amount is considered realistic.

In recommending the sale of the subject lots and street portion to Mr. Perel at this figure, consideration was given to the fact that he was giving up an existing corner site and, in addition, the closing of this street allowance will allow for a more satisfactory RM-3 development.

There is an existing 10" combined storm and sanitary sewer located in the 71st Avenue street allowance which serves as an overflow diversion for the sewer on Laurel Street. It will be necessary for the City to remove and re-locate this sewer at an estimated cost of \$3,500.00. Prior to 71st Avenue being consolidated with the adjoining lands, the applicant has agreed to dedicate free, the East two feet of his Lot 5, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323 for lane purposes. The City Engineer advises that the cost of re-locating the sewer, estimated at \$3,500.00, can be provided from the 1973 Sewer Capital Budget Item 3-01-02, Sewers - City Subdivisions.

The direct sale of City-owned Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323, together with the intervening Portion of 71st Avenue to the abutting owner of Lots 4 to 6, Sub. 'X' of Lots 7 to 10, Block 'C', D.L. 319 & 324 and Portion 323, is submitted to Council for its CONSIDERATION.

Cont'd...../2

BOARD OF ADMINISTRATION, AUGUST 10, 1973(PROPERTIES - 2)

Clause 1 Continued

In the event Council approves the Direct Sale, then it is

RECOMMENDED:

- (A) That Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C. D.L. 319, etc., and the adjacent Portion of 71st Avenue be sold for the sum of \$53,000.00 plus registration fees, a proportionate part of the current year's taxes, and the cost of plans and documentation, and on the following conditions:-
- (1) Dedication of the East two feet of Lot 5, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323;
 - (2) Consolidation of Lots 1 & 2 with the adjacent Portion of 71st Avenue to form one site of approximately 13,635 square feet."
- (B) That an appropriation of \$3,500.00 be allocated in the 1973 Sewers Capital Programme for the cost of removing and re-locating the 10" sewer.

Your Board submits the foregoing report to Council for CONSIDERATION. Should Council approve the direct sale of Lots 1 & 2, together with the Portion of 71st Avenue, then

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

RECOMMENDATION

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES
CENTRE SITE
936 Cotton Drive

The Supervisor of Property & Insurance reports as follows:-

"Parcel "B" of Lots 23 & 24, Block 23, D.L. 264A, known as 936 Cotton Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 805 square feet, erected in 1912 on a site 44' x 66', zoned RM-3. This dwelling contains six rooms, six plumbing fixtures, has a patent shingle roof, asbestos shingle exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is above average for age and type.

The total requirement for the Britannia Community Services Centre now involves 77 properties, there being one deletion pending. 936 Cotton Drive represents the 65th negotiated settlement.

Following negotiations, the owner has agreed to sell for the sum of \$29,100.00 as of August 15, 1973, subject to the owner retaining rent-free possession to September 15, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$29,100.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, AUGUST 10, 1973.....(PROPERTIES - 3)

3. ACQUISITION FOR PUBLIC HOUSING FOR SINGLE PEOPLE
SITE "B" N/S CORDOVA STREET BETWEEN JACKSON & PRINCESS
AVENUES -- Lot 27, Block 53 D.L. 196
527 East Cordova Street

The Supervisor of Property & Insurance reports as follows:

"Lot 27, Block 53, D.L. 196, known as 527 East Cordova Street, is required for the proposed Public Housing for Single People, confirmed by City Council June 19, 1973.

These premises comprise a 2-storey and basement frame building with a main floor area of 798 sq.ft., erected in 1901 on a site 25' x 122' zoned M-2. This dwelling has 6 plumbing fixtures, a patent shingle roof, siding exterior walls, concrete foundation, concrete basement floor and is heated with a gas hot air furnace. The condition of the dwelling is average for age and type.

Negotiations with the owners confirm that they are willing to sell for the sum of \$30,000.00 as of August 31, 1973, subject to the owner retaining rent-free possession of the premises until alternate accommodations are available in the McLean Park Housing Development. An application for accommodations has been made to the British Columbia Housing Management Commission and they should have a suite available within six months. This price represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$30,000.00 on the foregoing basis, chargeable to Code #565/1302."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be adopted.

4. ACQUISITION FOR PUBLIC HOUSING FOR SINGLE PEOPLE
SITE "B" N/S CORDOVA ST. BETWEEN JACKSON & PRINCESS
AVENUES -- Lot 24, Block 53, D.L. 196
545 East Cordova Street

The Supervisor of Property & Insurance reports as follows:

"Lot 24, Block 53, D.L. 196, known as 545 East Cordova Street, is required for the proposed Public Housing for Single People, confirmed by City Council June 19, 1973.

These premises comprise a 2-storey and basement frame building with a main floor area of 846 sq.ft., erected in 1901 on a site 25' x 122', zoned M-2. This dwelling has 7 plumbing fixtures, a patent shingle roof, stucco exterior walls, concrete foundation, concrete basement floor and is heated with an oil fired hot air furnace. The condition of the dwelling is average for age and type.

Negotiations with the owner confirms that she is willing to sell for the sum of \$27,600.00 as of August 31, 1973, subject to the owner retaining rent-free possession of the premises until December 1, 1973. This price represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$27,600.00 on the foregoing basis chargeable to Code # 565/1301."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

WORKS AND UTILITIES

RECOMMENDATIONS

1. Revised Rate Schedule
for Refuse By-Law

The City Engineer and Director of Finance report as follows:

"The rates currently in force in By-law #4531, the 'Refuse By-law', for the disposal of refuse and the rates for the collection of refuse (other than containers) were established in 1970 on the basis of estimated costs to July 1, 1973. Because Council has approved the practice of establishing the container rates on an annual basis in order to avoid the extraordinary increases inherent in setting rates for a 3-year term, a similar practice is proposed with regard to the remaining rates in the Refuse By-law. It is thereby proposed to establish rates for the period from September 1, 1973 to December 31, 1974; at which time all rates in the Refuse By-law will be in phase.

The September 1 date is chosen to coincide with the bi-monthly billing period and allows sufficient lead time for notifying customers etc. The annual increase in revenue is estimated to be \$70,000; the 1973 amount, \$33,000.

The tabulation of Present Rates, Estimated Cost and Proposed Rates is followed by an explanation of the rate increases as well as the rationale behind cost-rate differences.

PROPOSED CHANGES IN SCHEDULE OF RATES & CHARGES

SCHEDULE 'A' - Rates for Disposal of Refuse

	<u>Present Rate</u>	<u>Estimated Cost</u>	<u>Proposed Rate</u>
1. Disposal of refuse			
Loads of 500 lbs. or less	\$0.50		\$0.50
Loads over 500 lbs., each 1000 lbs. or portion thereof	\$0.65	\$0.89	\$0.90
2. Load Pull-off			
Per load	\$1.00		\$1.50
3. Unloading time			
First 30 minutes	no charge		no charge
Each additional 30 minutes or part thereof	\$1.00		\$2.00

SCHEDULE 'B' - Rates for Collection of Refuse

I. RECEPTACLES OR CANS

A. Dwelling*

1. First two receptacles per weekly collection	no charge	\$0.24	no charge
2. Each receptacle additional to (1), no carryout, cash paid to driver	\$0.25	\$0.29	\$0.30
3. Each receptacle additional to (1), no carryout, charge accts.	\$0.23	\$0.24	\$0.25
4. Each receptacle additional to (1) with carryout	\$0.35	\$0.37	\$0.40

Department Report, August 10, 1973 . . . (WORKS & UTILITIES - 2)

Clause 1, continued

	<u>Present Rate</u>	<u>Estimated Cost</u>	<u>Proposed Rate</u>
B. All premises other than a Dwelling*			
1. Dayshift			
a) Non Carryout -			
1. Charge accounts, each receptacle	\$0.23	\$0.24	\$0.25
ii. Cash paid to driver - 3 receptacles or more	\$0.25 each	\$0.30 each	\$0.30 each
iii. Minimum cash payment	\$0.75		\$0.75
b) Carryout -			
1. Charge accounts, each receptacle	\$0.35	\$0.37	\$0.40
ii. Cash paid to driver - 2 receptacles or more	\$0.35 each	\$0.42 each	\$0.45 each
iii. Minimum cash payment	\$0.75		\$0.75
c) Nightshift area, each receptacle, cash or charge	\$0.50	\$1.45	\$1.00
2. Nightshift -			
a) Non Carryout -			
1. Charge accounts, each receptacle	\$0.23	\$0.50	\$0.40
ii. Cash paid to driver - 2 receptacles or more	\$0.25 each	\$0.55 each	\$0.45 each
iii. Minimum cash payment	\$0.75		\$0.75
b) Carryout -			
1. Charge accounts, each receptacle	\$0.35	\$0.63	\$0.55
ii. Cash paid to driver - 2 receptacles or more	\$0.35 each	\$0.68 each	\$0.60 each
iii. Minimum cash payment	\$0.75		\$0.75
II <u>SPECIAL OR UNSCHEDULED COLLECTIONS PER CUBIC YARD</u>			
A. Non Carryout			
1. Per cubic yard	\$4.80	\$5.42	\$6.00
2. Minimum charge	\$2.50		\$3.00
B. Carryout			
1. Per cubic yard	\$7.00		\$8.00
2. Minimum charge	\$3.50		\$4.00
C. Hourly Rate	\$15.00	\$21.34	\$22.50

EXPLANATION OF CHARGES

Most increases represent normal inflation over the 27 months between the mid-points of the rate terms.

Schedule 'A' - Disposal of Refuse

The minimum charge of \$0.50 is not changed. This still permits individuals wishing to dispose of amounts up to 500 lbs. to do so at no increase in cost. The increase to \$0.90 per 1,000 lbs. from \$0.65 is due to increased operating costs and the increased costs of maintaining the Dump to the standards set by the Pollution Control Board. While the costs for 'load pull off' and 'unloading time' are too variable to make an accurate determination, the increased charges are principally aimed at reducing congestion at the dumping site.

* "Dwelling" defined in By-law #4531 as "any premises occupied, used or intended to be used exclusively as a living area and containing not more than 2 dwelling units."

cont'd

Clause 1, continuedSchedule 'B' - Rates for Collection of Refuse

The collection of refuse from residential dwellings represents 80% of the workload involved. The basic cost of collection has increased only from \$0.23 to \$0.24 due to increased effectiveness in the beat structure. As a deterrent to additional workload, and in order to maintain the most economical beat structure, premiums are charged for the time involved in collecting cash from a resident and issuing a receipt or for carrying the refuse out to the lane from within the property.

On nightshift, two inter-related factors are principally responsible for the higher unit cost: congestion in the downtown lanes reduces the travel speed and efficiency of servicing the beat and the higher frequency of collection (up to six times per premise per week) compounds the difficulties. In the 'nightshift area', approximately 1,050 premises are serviced on nightshift; 110 on dayshift. Those serviced on dayshift have elected to be collected during the day for various reasons - usually because they cannot, or do not wish to, provide storage for a garbage can at a lane or other suitable location.

The increased charges for special collections from \$4.80 to \$6.00 per cubic yard and from \$15.00 to \$22.50 per hour can be principally attributed to the general inflation of the relevant wages, salaries and equipment rental.

It should be noted that the foregoing costs are inclusive of allowances for the municipal staff support functions (Personnel, Payroll, Purchasing, etc.) as well as interest charges on the capital assets employed in the operation.

The City Engineer and Director of Finance recommend:

- 1) That the above changes of rates be approved to take effect September 1, 1973 and Schedules 'A' and 'B' of the Refuse By-law (No. 4531) be amended accordingly. The Corporation Counsel should be so advised.
- 2) That the setting of refuse rates on an annual basis be approved and the City Engineer and Director of Finance be instructed to bring forward rates for the year 1975 at the appropriate time."

2. 33rd Avenue -
Heather to Arbutus

The City Engineer reports as follows:

"The July 5th, 1973 Standing Committee of Council on Finance and Administration when reviewing the 1973 Basic Capital Budget made the following recommendation to Council:-

'Streets - Page 11 - Project Detail 2:01:05, -06, -07 - Improvements to 33rd Avenue - Net City's cost \$334,000.

- (i) That these projects be deferred pending a report to Council on the desirability of widening this street.'

The major streets listed in the 1973 Streets Basic Capital Budget are included at this time so that funds will be available to finance the City's share of the Local Improvements which are being advanced to a Court of Revision to be held on the 16th August, 1973. Council approval for the 1st and 2nd Step Reports on all these projects had already been received on June 5th, 1973 subject to Council approval of the 1973 Capital Budget. Should this project now be approved, the Local Improvement procedure initiative principle would proceed to Court of Revision and then, if necessary, through the special grounds provisions of the By-Law.

Clause 2, continued

The current 1971-75 Five Year Plan approved \$3,001,000 for upgrading with curbs and gutters and permanent pavement existing unimproved major streets. It is into this category that 33rd Avenue falls with 33rd from Oak to Arbutus Streets being itemized in the approved Plan. This proposed pavement will be 42 feet wide and will be constructed with an offset to the north to permit saving the large old trees on the south boulevard. The trees on the north boulevard, at this location, will be relocated to permit installation of the curb and gutter. Assurance is given that the number of trees will not be decreased. In general, the completion and curbing of City streets contributes to upgrading the appearance of the City at large and has the further advantage of providing economic benefit to the City by elimination of costly maintenance work.

Projects are selected for the major street paving programme on the basis of traffic priority, together with maintenance and appearance considerations. The major street pattern in Vancouver consists of a grid having an approximate one-half mile spacing which provides:

- (a) A suitable route spacing for transit with a walking distance to the nearest route of one-quarter mile.
- (b) A frequency of through streets which gives a satisfactory level of service for vehicular traffic thus minimizing the potential use of local streets by through traffic.
- (c) A reasonable community unit size between the major streets.

Throughout the City, the major street system is not yet fully improved. By means of the Five Year Plan and the annual paving programme, the development of the major street system is programmed in an attempt to anticipate and meet the growing traffic needs within the City.

The section of 33rd Avenue under consideration by this report is between Heather and Arbutus Streets. It should be noted that 33rd Avenue has a natural geographical break at Cambie Street. The section of 33rd from Cambie to Heather Streets was paved following a successful petition by the property owners which was approved at the June 12th, 1969 Court of Revision. The block between Angus Drive and Pine Crescent was similarly paved following a petition by the property owners approved at the Court of Revision, June 22nd, 1967. When considering the upgrading of 33rd from Oak to Arbutus Streets, it is logical to include the three blocks from Heather to Oak Streets, where no curbs exist, to provide continuity of the improved pavement from Cambie to Arbutus Streets. This is allowed for when drafting up a Five Year Plan and it is understood that additions and deletions will occur depending upon changing circumstances during the period.

33rd Avenue is the major street between King Edward and 41st Avenue and is planned for an ultimate roadway width of four lanes within the existing street allowances. 33rd Avenue west of Cambie Street is a through street with signal control at the major street intersections (Cambie, Oak, Granville, etc.) and stop sign control on the local streets intersecting 33rd Avenue. Traffic volumes at some locations are approaching the capacity of the single traffic lane. In addition, some traffic shortcuts into the lanes to avoid the traffic signals (Oak, Granville). This undesirable situation occurs because of capacity conditions on 33rd Avenue.

The improvement of 33rd Avenue to four lanes is planned now to provide an adequate east-west route to minimize the use of local streets, such as 37th Avenue. 37th Avenue is a local residential street, but because of certain conditions, such as roadway width and crossings of the railway tracks, it is carrying traffic volumes significantly higher than desirable on a local street. The improvements planned for 33rd Avenue will provide a better route and will lessen the tendency for traffic to use 37th Avenue and other local streets. The improvement will also eliminate the operational difficulties at 33rd Avenue and Oak Street, and at 33rd Avenue and Granville Street caused by the narrow curbed pavement installed many years ago.

Recommendation

I consider that the proposed paving projects on 33rd Avenue are desirable improvements to the existing major street pattern and RECOMMEND that the funds requested in the 1973 Basic Capital Budget be approved in order that the projects may proceed."

INFORMATION & RECOMMENDATION

3. Introduction of
New Bus Service

The City Engineer reports as follows:

"By letter of July 30, 1973, the Honourable James G. Lorimer, Minister for Municipal Affairs informed Council of the planned introduction at the end of August of new bus services in Vancouver, North Vancouver and Coquitlam. The Bureau of Transit Services has since advised that because of a delay in the delivery of buses from the factory, introduction of some of these services has been postponed to mid-October. The following new bus services will begin operation in Vancouver on August 31, 1973:

926 North Vancouver - U.B.C. Fastbus - from North Vancouver via the First Narrows Bridge, Stanley Park Causeway, Georgia, Howe, Granville Bridge, Granville, Broadway, Alma, 10th Avenue, Blanca to Blanca Loop; thence via Blanca, University Boulevard to East Mall Loop (U.B.C. terminus). Return trips operate via reverse route to Blanca, 10th Avenue, Alma, Broadway, Granville, Granville Bridge, Seymour, Georgia, Stanley Park Causeway, First Narrows Bridge to North Vancouver.

933 Lougheed Fastbus - from Coquitlam via Lougheed, Boundary, Pender, Kootenay, Hastings, Richards, Dunsmuir, Hornby (layover), Hastings and return via reverse route.

9 Broadway - extension of the existing Broadway service eastward into Burnaby from Boundary Road via Lougheed to Willingdon, loop at Brentwood Shopping Centre and return via the same route. Until overhead wire is constructed for trolley buses, a diesel shuttle bus will provide service on this extension.

SERVICE	926	933	9
<u>HEADWAY:</u> (minutes)			
Base Period (9 a.m. - 4 p.m.)		15 to Lougheed Mall 30 to Port Coquitlam	10
Peak Hours (7-9 a.m. & 4-6 p.m.)	3 Trips	15 and 30	10
Sunday and Night		30 and 30	30
<u>HOURS OF SERVICE</u>			
Weekdays	Peak Hours Only	5:30 a.m. - 1:00 a.m.	6 a.m. - 1 a.m.
Saturdays		5:30 a.m. - 1:00 a.m.	6 a.m. - 1 a.m.
Sundays		6:30 a.m. - midnight	6 a.m. - 1 a.m.
Number of Buses Used to Provide New Service (Peak)	3	11	2

The new Fastbus Service 933 will provide limited stop bus connections from the Lougheed Mall and Port Coquitlam to downtown Vancouver. New bus stops are required on the north side of Hastings west of Kootenay Street, and on the west side of Kootenay south of Hastings Street. In the downtown area, the service will use existing bus stops, with one new stop required on the east side of Hornby north of Dunsmuir Street.

To maintain schedule and give the bus drivers a short break, this service must have a 10-15 minute layover/timing stop in the downtown at the end of the route. The Larwill bus depot is already over-crowded and is poorly located for bus penetration of the downtown from the east. In the absence of any bus terminal facilities in the downtown, the new buses must layover on-street. The Hornby Street stop north of Dunsmuir is proposed as a layover location to minimize traffic disruption while allowing the buses good penetration of the Central Business District core office and business area.

Department Report, August 10, 1973 . . . (WORKS & UTILITIES - 6)

Clause 3 continued

The Bureau of Transit Services advises that the 926 North Vancouver-U.B.C. and the 9 Broadway extension are being introduced now to coincide with the commencement of fall classes at U.B.C. and B.C.I.T., in order to establish these bus services early in the school year as a means for student commuting. The 926 Fastbus will provide an express bus connection (using existing bus stops at Granville/Broadway and the Blanca Loop) from the North Shore to U.B.C. operating in peak hours only.

The above description of proposed additional bus services on existing Vancouver bus routes is submitted to Council for INFORMATION.

It is RECOMMENDED that Council approve:

- 1) The proposed use of Hornby Street between Dunsmuir and Hastings Street as a transit route.
- 2) The proposed bus stops:
 - a) on the north side of Hastings west of Kootenay Street.
 - b) on the west side of Kootenay south of Hastings Street.
 - c) on the east side of Hornby north of Dunsmuir Street.
- 3) The use of the proposed Hornby Street bus stop as a layover for Fastbuses at this time, and that Council request that the Provincial Government obtain off-street facilities for downtown bus layovers as soon as possible."

FOR COUNCIL ACTION SEE PAGE(S) 282

B-4

Department Report, August 10, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning Application -
S/S East 14th Avenue between
 Quebec and Main Street

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Eric Nieminen, 403 - 1958 Barclay, requesting an amendment to the Zoning and Development By-law whereby Lot 6, Block 51, D.L. 302, being the south side of East 14th Avenue between Quebec and Main Street would be re-zoned from C-2 Commercial to RM-3 Multiple Dwelling District for the purpose that the applicant 'would like to join this property with 142 E.14 and build an apartment.'

The subject lot has a frontage of 43.6' and a depth of 122', currently zoned C-2 Commercial and occupied by a single family dwelling. The properties immediately to the east and fronting Main Street, separated by a 16' City lane, are zoned C-2 Commercial and developed with a gasoline service station but only have a depth of 89'. The subject property together with Lots 4 & 5 to the west (Lots 4 & 5 being zoned RM-3) are bounded on three sides by a City lane. Lots 4 & 5 are also occupied by single family dwellings.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be approved to rezone the said lot from C-2 Commercial District to RM-3 Multiple Dwelling District, provided the applicants undertook to develop same with the lot immediately to the west as one development.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

2. Density of Development
- Vancouver Centre

The Deputy Director of Planning and Civic Development reports as follows:

"Council on March 6, 1973 in approving the development permit for Vancouver Centre development, in part resolved:

'That there be a further report on the question of density particularly in view of the densities Council is considering for the downtown area.'

The architects for Vancouver Centre have now submitted revised drawings incorporating changes required according to conditions of approval adopted by Council on March 6, 1973. These drawings are being processed to check for compliance with the City's Zoning and Development By-laws and Building By-laws.

cont'd

Department Report, August 10, 1973 (BUILDING - 2)

Clause 2, continued

The following table shows the floor space of Vancouver Centre as now submitted:

	<u>Sq. Ft.</u>	<u>F. S. R.</u>
a) All floors at and above abutting streets but <u>excluding</u> parking garage.	498,800	7.92
b) All floors at and above abutting streets <u>including</u> parking garage.	601,700	9.55
c) All floors above and below abutting streets <u>on site only</u> and excluding underground mechanical, storage and parking spaces	641,000	10.17
d) All floors above and below abutting streets <u>including areas beneath Granville & Georgia Streets</u> but excluding underground mechanical, storage and parking spaces.	662,000	10.51

(A comparative table with some of the major projects in Downtown Area is attached as Appendix 'A')

The device of F.S.R. is used to control basically two things:

1. the intensity of any use on a site (this affects the level of activities in an area as exemplified, for example, by the number of pedestrians coming and going, truck movements, etc.)
2. the bulk of a building, which is for the purpose of relating the appearance of the building to its environment.

To some extent, the appropriate method of measurement for either of these two purposes is in conflict. If one is concerned with the "bulk", it is only appropriate to measure FSR above grade. If one is concerned with the level of activities primarily, it is important to consider the operational floors wherever they are located.

Referring to Appendix A, it can be seen that when bulk is the criterion the Vancouver Centre proposal compares favourably with most of the buildings listed. When concerned with "intensity of use", it appears to be at about the median point of the buildings listed.

It is therefore **RECOMMENDED** that Council approve the Floor Space Ratio of 10.51 for Vancouver Centre and in computing the Floor Space Ratio all floor areas including those beneath Granville and Georgia Streets, except areas used exclusively for heating and mechanical equipment, storage, and parking that are below the lowest building grade of the abutting streets and lanes shall be included.

When Council has made its decision on the Floor Space Ratio, the subsequent actions leading to the issuance of the Development Permit will be handled administratively."

(A Comparative Table with some of the major projects in Downtown Area is attached for the information of Council)

Department Report, August 10, 1973 (BUILDING - 3)

3. Rezoning Application -
3150 Rosemont Drive,
S/S of Rosemont Drive,
E of Kerr Street

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. F.D. Siudut of the M. Kopernik Foundation at 1187 East 27th Avenue, Vancouver 10, requesting an amendment to the Zoning and Development By-law whereby Lot 44, D.L. 334, being the south side of Rosemont Drive, east of Kerr, would be re-zoned from CD-1 Comprehensive Development District so as to amend existing uses permitted in this CD Comprehensive Development District to provide for a 'personal care home'.

By letter dated March 5, 1973, Mr. Siudut advises that the personal care units would be located on the main floor of Building A.

There would be 35 personal care units out of a total number of 109 units provided.

Mr. Siudut further states:

"We are certain you are aware of the need for personal care facilities in the City and that their provision was requested by the agencies of the Provincial Government who supported our project by granting us a subsidy amounting to one third of the total cost."

Brief History

The 2 acre site is located on the south side of Rosemont Drive. To the south and west are one family dwellings. To the east is a proposed townhouse development. To the north is a 3.4 acre park strip with a townhouse development further to the north fronting West 58th Avenue.

City Council on January 7, 1972 approved the sale of this site for the development of low income senior citizens housing by a non-profit society.

The conditions including, that the scheme of development be approved by the Technical Planning Board.

City Council in August 1972 passed By-law No. 4637 to permit senior citizens housing on this Comprehensive Development District site.

Mr. Kopernik filed a Development Permit Application No. 59803 on August 11, 1972 for a "senior citizens housing project, Hostel and Personal Care Home."

At that time the applicants were advised that the conditions of zoning of this CD-1 area did not include the provision of a personal care home. It was recommended to the applicant that the approval of City Council be sought by way of an application to amend the Zoning and Development By-law to provide for a personal care home. Because of the need for urgent construction completion, the applicant decided to exclude the personal care home and provided a senior citizens housing development only.

cont'd

Department Report, August 10, 1973 (BUILDING - 4)

Clause 3, continued

Development Permit No. 59803 as issued August 24, 1972 is subject to certain conditions including an amendment to the Development Permit Application to delete the hostel/personal care home of the submission and provide for a senior citizens housing development only.

The approved Development Permit provides for a senior citizens housing development excluding personal care home containing 33 dwelling units and 76 sleeping units, (room and board) with ancillary lounges, kitchen and storage, etc. subject to certain conditions.

A further letter was submitted by the applicant F.J. Siudut, (President) dated July 12, 1973 in which he referred to 76 personal care units. On a further check with Father Golus (Vice-President) by telephone as Mr. Siudut was on vacation, information was received that of the 109 units in the building, approximately 38 units would be for personal care, 38 units as room and board and the remaining 33 as dwelling units.

The Technical Planning Board on July 13, 1973 recommended that this application be APPROVED thereby permitting the inclusion of "personal care home" in the uses permitted in this CD-1 Comprehensive Development District subject to prior compliance by the owners to the following condition:

that the detailed scheme of development, i.e. the provision of personal care home units be first approved by the Technical Planning Board upon filing of a Development Permit Application.

The City Planning Commission endorsed the July 13, 1973 approval of the Technical Planning Board on July 20, 1973.

It is Recommended that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a public hearing. "

4. Development Permit Application
No. 62977 - 2886 Granville St.

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. W. Querin, for Standard Oil Company of B.C., has filed Development Permit Application No. 62977 to provide new facia to the existing service station building and pump islands on this site.

The development is located in a C-3 Commercial District.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 62977 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alteration to provide new facia to the existing service station building and pump islands on this site, subject to the following conditions:

cont'd

Clause 4. continued

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (a) Landscaping to the satisfaction of the Director of Planning and Civic Development.
 - (b) Details of the garbage enclosure.
2. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.
3. All signs are to comply with the Zoning and Development By-law.
4. All landscaping is to be provided within six (6) months from the date of issuance of this development permit and thereafter to be permanently maintained.

RECOMMENDED that Development Permit Application No. 62977 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

5. Rezoning Application -
N/S West 6th Avenue between
 Balsam and Larch

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from C.W. Goodrich, Philadon Realty Ltd., 235, East Broadway, Agent for Owner, requesting amendment to the Zoning and Development By-law whereby Lots 11-14, Block 261, D.L. 526 be rezoned from RT-2 Two Family Dwelling District to RM-3 Multiple Dwelling District for the purpose of 'construction of an apartment building'.

The subject lots each have a frontage of 50' and a depth of 120' and are occupied by older type dwellings. No lane exists in the block. The homes on the subject lots are very similar to the other older type homes in the immediate area.

History

"On July 30, 1971, an identical application was filed by Mr. H.J. McKay of 235 E. Broadway. At that time the Technical Planning Board and the City Planning Commission recommended the application be not approved for the following reasons:

1. There still exists approximately 81 acres of land in the Kitsilano area zoned for apartment development that is currently occupied generally with older dwellings.
2. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site, permitting a high-rise building in an area otherwise zoned as RT-2 and developed with dwellings generally 1 and 2 storeys in height.

cont'd

Department Report, August 10, 1973 (BUILDING - 6)

Clause 5, continued

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations --- i.e. height of the building shall not exceed 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.'

This application was denied by Council at the meeting of October 19, 1971.

Since that time the development within the multiple zoned area has changed slightly, however, in December 1972 there still remained some 67 acres of multiple zoned property not yet developed for specifically designed apartments,

The Technical Planning Board at its meeting of June 15, 1973, recommended the application be NOT APPROVED for the following reasons:

1. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site and would permit the construction of a highrise apartment building in an area otherwise zoned as RT-2 Two Family Dwelling District and developed with dwellings generally 1 to 2½ storeys in height.
2. There still exists 67 acres of land in the Kitsilano area zoned for apartment development which is currently occupied generally with older type dwellings.

The Technical Planning Board also wish it noted that under the provisions of the RT-2 Schedule, subject to notification of the adjacent property owners, an apartment building or townhouses may be approved as a conditional use subject to suitable design and RM-1 District Schedule regulations, i.e., 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and City Planning Commission."

(Delegation Request: A.W. Goodrich Co. Ltd.)

6. Building Line - N/S 37th Avenue from the E property line of Fraser to the W property line of Inverness Street

The Deputy Director of Planning and Civic Development reports as follows:

"City Council on September 26th, 1972, considered a Board of Administration report (Property Matters) dated August 31st, 1972, wherein the City Engineer detailed a proposed redevelopment of East 37th Avenue from Fraser to Inverness, to provide 27 ft. roadway on 50 ft. allowance, and suggested certain procedures to improve the street allowance, with alternatives.

cont'd

Clause 6, continued

The Director of Planning has made application to amend Schedule B - Part II - Building Lines, of the Zoning and Development By-law, whereby a building line would be established on the north side of East 37th Avenue between Fraser and Inverness to provide a 50' street, in accordance with the plan prepared by the City Engineer, in order that any development permit applications may be withheld under Section 570 of the Vancouver Charter, should Council so wish. (Copy of the plan is attached,)

The Technical Planning Board on February 23, 1973 recommended that the application made by the Director of Planning and Civic Development be referred direct to a Public Hearing after a report has been received thereon from the City Planning Commission.

The Vancouver City Planning Commission on July 20, 1973 endorsed the Technical Planning Board's recommendation.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

7. Sign By-law - Proposed
Granville Street Transit
Mall

The Deputy Director of Planning and Civic Development and the Director of Social Planning report as follows:

"Background

Council, at its meeting of February 20th, 1973, resolved that:

'Council instruct the City Electrician to enforce Clause 4 of the Sign By-law more rigorously as far as appearance is concerned in those areas listed in Appendix "A", the judgment to be made in relation to the area in question.'

Granville Street, from Robson Street south to the Bridge, is one of the areas affected by this action of Council. Granville Street north of Robson Street is not included within the area of rigorous control.

In view of Council's desire to plan and construct a permanent pedestrian mall on Granville Street involving areas north of Robson Street, it is

RECOMMENDED THAT for the purposes of more rigorous sign control, the present northern boundary of the Granville Beautification Area be extended to the northern termination of Granville Street."

8. Development Permit Application
No. 63226, 6506, Victoria Drive

The Director of Planning & Civic Development reports as follows:

"Gulf Oil of Canada Limited have filed Development Permit Application No. 63226 to demolish the existing gasoline service station and to construct a new service station (self-serve) on this site.

The site is in a C-2 Commercial District at the south east corner of Victoria Drive and 49th Avenue.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a service station at this location.

Clause 8, continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 63226 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of the existing gasoline service station and the reconstruction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (a) Landscaping to the satisfaction of the Director of Planning and Civic Development.
 - (b) Details of the garbage enclosure.
2. The development is to be carried out and maintained in accordance with the approved drawings and the relevant requirements of Section 11(10) of the Zoning and Development By-law.
3. All signs are to comply with the Zoning and Development By-law.
4. All landscaping is to be provided within six (6) months from the date of issuance of this Development Permit and thereafter to be permanently maintained.

RECOMMENDED that Development Permit Application No. 63226 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. "

9. Development Permit Application
#55924 - Sands Motor Hotel

The Deputy Director of Planning and Civic Development upon the advice and concurrence of the West End Planning Team, reports as follows:

"HISTORY

Original approval for Development Permit Application #55924 was given by the Technical Planning Board on October 15th, 1971. This included a height of 299.5' and a Floor Space Ratio of 4.28.

Revised plans were approved by the Technical Planning Board April 14th, 1972, embodying a reduced height of 236.5' and a Floor Space Ratio of 3.5.

Due to the intervention of the civic employee's strike, the hearing of delegations and the fulfilling of conditions of approval, a Development Permit has not yet been issued.

STATUS OF PRESENT DEVELOPMENT PERMIT APPLICATION

The applicant has further revised this proposal. Plans dated February 9th, 1973 indicate the proposed height has been considerably reduced to 201' and the floor space ratio has been slightly reduced to 3.45. There are other improvements in design, notably the reduction in height of the parking levels facing on to Denman and Davie Streets.

On the advice of the Department of Permits and Licences, the Deputy Director of Planning and Civic Development reports that subject to the provision of more detail, the revised proposal appears to meet all conditions of approval excepting a deficiency of four parking stalls.

cont'd

Department Report, August 10, 1973 (BUILDING - 9)

Clause 9 continued

The Corporation Counsel advises that the application cannot be refused on the basis of non-compliance within 90 days to conditions of development permit approval imposed September 6, 1972.

The West End Planning Team is of the opinion that:

1. the treatment and articulation of the lower level facade on Denman Street is much improved but should have a similar treatment to the Davie Street facade, especially with regard to the partially covered sidewalks.
2. the applicant should be encouraged to provide ground floor commercial uses similar in character to those presently existing on Denman Street, i.e. small retail stores and an open-air restaurant.
3. the applicant should provide information upon exterior surface treatment including any permanent night time lighting proposed for the building, for approval of the Technical Planning Board, following referral to the Design Panel.

Although this proposal, in total, does not conform to the West End Policy Guidelines, it is certainly a welcome improvement over the building which could go ahead under previous Technical Planning Board approval.

(The West End Community Council's opinion is attached for Council's information)

RECOMMENDATION

' THAT Council sanction amendment to Development Permit Application #55924 as indicated in the applicant's plans dated February 9th, 1973, subject to normal development permit approval procedures, and

THAT the Technical Planning Board be so informed.' "

CONSIDERATION

10. Rezoning Application
S/S Franklin St. between
Kaslo and Renfrew Streets
plus 144' on Hastings St.

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from L.G. Dirassar, 401 -540 Burrard Street, Vancouver 1, B.C. requesting an amendment to the Zoning and Development By-law whereby Lots 6, 7, 8 12, 13, E $\frac{1}{2}$ & W $\frac{1}{2}$ of 14, 15 to 21 incl. and Lots A and B, Block 50, T.S.S.L. and portion of lane will be rezoned from RS-1 One Family Dwelling and C-2 Commercial District to CD-1 Comprehensive Development District for the purpose of 'Constructing a 246-room hotel, complete with banquet, dining, cocktail, specialty restaurant and tavern facilities as well as ground floor retail and parking for 500 cars, all as indicated on the accompanying drawings.'

cont'd

Department Report, August 10, 1973 (BUILDING - 10)

Clause 10 continued

Brief History

Since 1968 there have been three applications to rezone all or part of the subject properties to permit development thereon of a hotel with a small amount of customary ancillary uses and a small amount of office and retail.

The first application, which was denied, only included the lands on the south side of Franklin between Kaslo and Renfrew.

At a Public Hearing on September 12, 1968, the rezoning to CD-1 was approved, which included the same lands as the present application, subject to the applicant first complying with a number of conditions. These conditions were not fulfilled and therefore the amending by-law was not enacted.

The third application, by the current applicant, was considered at a Public Hearing on August 3, 1972, for a hotel development and was approved by Council at the Public Hearing subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.
2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.
3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.
4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.
5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.
6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

A further condition imposed by City Council that the off-street parking of 375 cars as proposed be increased to 500 cars with approximately 400 to be underground.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

These conditions were not fully met by the applicant in sufficient time for the amending by-law to be enacted by a majority of Council members who heard the application at the Public Hearing August 3, 1972.

cont'd

Department Report, August 10, 1973 (BUILDING - 11)

Clause 10 continued

Comparison of the development as approved at the Public Hearing of August 3, 1972, and the current application (as submitted by the architect)

	<u>Previous Application & conditions of approval August 3, 1972</u>	<u>Current Application</u>
Floor Space Ratio	1.85 excluding underground areas for off-street parking, off-street loading, small ancillary storage areas	1.85 excluding under- ground parking, etc.
Height of Building	13 storeys + mechanical floor	13 storeys + mech- anical floor measured from Hastings East elev.
Uses	Hotel with customary ancillary facilities small amount of retail restaurant, off-street parking and loading facilities	Hotel with custom- ary ancillary facilities, small amount of retail, office, restaurant, parking and loading facilities
No. of Sleeping Units	314	246
Height of Tower above Hastings Street	Approximately 148'	Approximately 148'
Size of Tower	84' x 100'	Approx. 76'-112' x 110'
No. of off-street parking spaces	500 (400 underground)	507 (approx. 457 underground)

General Description

Lower Floor	Tavern - 5300 sq.ft. specialty restaurant- 4200 sq.ft., loading storage, lunchroom, ancillary facilities	Tavern-4800 sq.ft. specialty restaurant 3300 sq.ft., staff area, storage, etc.
Main Floor (Basement, street level)	Dining rm - 2500 sq.ft. cocktail lounge - 2500 sq.ft., coffee shop - 1500 sq.ft., retail - 2500 sq.ft. and administration offices, kitchen facilities, etc.	Ballroom-5100 sq.ft. salons - 1600 sq.ft. Coffee garden - 1500 sq.ft., cocktail lounge - 2700 sq.ft. dining room - 2600 sq.ft., retail - 11,100 sq.ft., storage, washrooms, etc.
Second Floor (Hastings Street level)	Ballroom-5000 sq.ft. 4 salons	Health Club - 8247 sq.ft.

The scheme of development is similar to the previous one approved and the plan also indicates all parking below grade with the exception of approximately 50 spaces.

cont'd

Clause 10 continued

The Technical Planning Board on June 15, 1973 recommended that the application be APPROVED to rezone the subject area to CD-1 Comprehensive Development District with the development by by-law to be restricted to:

- a hotel with customary ancillary facilities (tavern, cocktail lounge, ballroom), limited retail and office space, health club, restaurant and ancillary off-street parking and off-street loading facilities
- the height of the building not to exceed 13 storeys plus mechanical equipment nor 150' measured from the Hastings Street building grade
- the floor space ratio not to exceed 1.85 excluding those areas totally underground used for off-street parking, off-street loading, heating and mechanical equipment, nor balconies, sun decks or similar appurtenances provided the total area of all such balconies, sun decks or similar appurtenances do not exceed 8% of the permitted floor area

and subject to prior compliance by the owners to the following conditions:

1. The scheme of development to be first approved by the Technical Planning Board they having particular regard to the design of the building and the treatment of the open portions of the site, and satisfactory arrangements for vehicular ingress and egress to the off-street parking and off-street loading facilities and satisfactory on site pick-up and drop-off areas.
2. The Technical Planning Board to first consult with the Vancouver City Planning Commission and to receive advice from the Design Panel.
3. Approval to be first obtained from Council after a report thereon from the City Engineer for the acquisition of a portion of the east-west City lane.
4. The owners to first dedicate the southerly seven (7) feet of Lots 6, 7 and 8 for future widening of E. Hastings Street.
5. All lots, including the portion of the east-west lane to be first consolidated into one parcel and so registered in the Land Registry Office.
6. A minimum twenty-four (24) foot landscaped setback to be maintained along the full length of Franklin Street with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets with additional tree planting being provided within the surfaced parking area.
7. No roof signs to be permitted and all other signs and advertisements to be approved by the Technical Planning Board.
8. Any lighting used to illuminate the off-street parking area shall be so arranged that all direct rays reflect in the parking area and not in the residential properties.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval by Council of the application following public hearing the approval contained in this resolution shall expire.

cont'd

Department Report, August 10, 1973 (BUILDING - 13)

Clause 10 continued

On July 6, 1973, the Vancouver City Planning Commission recommended that this rezoning application be NOT APPROVED for the following reasons:

- (1) the residential area in the general vicinity of the Pacific National Exhibition already suffers considerably from heavy traffic conditions and parking problems, and no data has been forthcoming to suggest that this situation could be anything but worsened by the proposed hotel development
- (2) there is considerable commercial zoning in the vicinity yet the hotel proposal includes inroads into a residential area at a time when housing is at a premium.

The Recommendations of the Technical Planning Board and Vancouver City Planning Commission are submitted for Council's consideration. "

(Delegation Request: J.G. Dirassar - see attached letter from Dirassar, James, Jorgenson, Davis)

RECOMMENDATION

11. Proposed Open Space at N/E
Corner of Thurlow and
Hastings Streets

The Deputy Director of Planning and Civic Development reports as follows:

" BACKGROUND

On February 13, 1973 Council resolved to approve a lease from the City of Vancouver and Canadian Pacific Limited to Imperial Parking Limited, for Lots 9 and 10, Block 1, D.L. 185 at the north-east corner of Thurlow and Hastings Streets. A report to Council explained that Lots 9 and 10 were acquired jointly by the City and Canadian Pacific (Title is vested in the Canadian Pacific Railway but the City shares expenses and revenues) and that the 2 lots would be leased along with the Thurlow Street end for parking purposes. The lease could be terminated on one month's notice.

Council resolved further:

THAT the Director of Planning and Civic Development and the Supervisor of Property and Insurance be requested to consider for report to Council, the optimum use of the property referred to in the clause, with the view to the Council thereafter discussing the matter with Marathon Realty Co. Ltd.

REPORT SUMMARY:

This report proposes that the site be developed immediately as a small urban public use area. This would provide much needed open space in the high density office area without ruling out longer range options.

OPTIMUM USE OF THE SITE:

Choice of a use for this property should take account of the immediate 10-15 year period, and also of possible uses which may be needed in the longer term.

1. Long Range Options

a. Third Crossing Access

The site could be needed as part of a future rapid transit and/or vehicle crossing of Burrard Inlet. Decisions on this matter must await further study by the City, Regional District and Province.

Department Report, August 10, 1973 (BUILDING - 14)

Clause 11 continued

b. Public Open Space

In line with the comprehensive redevelopment of the Burrard Inlet waterfront for pedestrian oriented uses, the site could provide a landscaped viewpoint with steps linking the office areas to the pedestrian waterfront area below.

The site is NOT considered suitable for commercial development because of the need to maintain view of the waterfront between the existing office buildings. The awkward topography of the parcel and the presence of the railway tunnel under the site, in any case, would pose problems for any major development.

2. Immediate Options

a. Surface Parking

The site could continue to be used for "temporary" surface parking for a period of 10 or 15 years until a decision is made on the site's long term future. In view of Council's desire, as expressed through the current Downtown planning program, to improve the appearance of the City, this option is not recommended. (The site presently produces a revenue from parking of \$185 per month to the City and \$90 per month to the C.P.R.)

b. Public Open Space

This option is RECOMMENDED because it can be implemented immediately without ruling out either of the two long range options. In fact, it could be confirmed as the permanent form of development if waterfront plans mature according to present thinking.

The scheme would produce general benefits to Downtown workers, residents and visitors, by providing one of the few potential harbour viewpoints, by linking up the plazas of major office developments to form a walkway overlooking the Inlet, and by eventually providing an access to the redeveloped waterfront.

The open space scheme would also produce substantial benefits to the amenity of adjoining office buildings, the Baxter Building and the Guinness Building. For the co-owner of the site, C.P.R., the open space scheme would complement plans for the redevelopment of the company's waterfront lands by increasing public access to and interest in the potential of the waterfront.

Cost Sharing: Because of the benefits accruing to the joint site owner and the owners of the adjacent properties, it is considered that the costs of turning the site into a landscaped open space area should be shared among the City, Canadian Pacific Company, Baxter Group Ltd, and the Guinness interests.

RECOMMENDATIONS:

It is recommended that:

1. Lots 9 and 10, Blk. 1, D.L. 185, and the adjacent Thurlow Street end be developed as soon as possible for a public use area to include connections to adjacent developments.
2. Council request City Officials to negotiate with Canadian Pacific Ltd., Baxter Group Ltd., and the Guinness interests, to reach agreement on the design, cost estimates and cost sharing arrangements for the public use area and to report back.
3. In the meantime the site continue to be leased to Imperial Parking Ltd. for surface parking purposes on a month-to-month basis. "

B-7

Department Report, August 10, 1973 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Grant Request - The Canadian Council of Christians and Jews, Inc.

The Director of Social Planning reports:

"On July 18, the Canadian Council of Christians and Jews, Inc. submitted a brief requesting a City grant of \$900.00 to help subsidize Vancouver teenagers who would not otherwise be able to attend their Annual Brotherhood Camp.

The camp will take place on Gabriola Island and extend over twelve days. Sixty teenagers from the Vancouver area (80% from Vancouver proper) including thirty from low-income and minority groups will be attending.

The total budget for the camp is approximately \$17,300.00, of which \$15,500.00 is being met by cost sharing between the Secretary of State Department, the Provincial Government and the Canadian Council of Christians and Jews, Inc. The remainder of the budget is made up of a \$30.00 participant fee. The \$900.00 requested will allow the City to sponsor thirty teenagers.

United Community Services, which has a special camp budget, advises that this budget is exhausted and that absolutely nothing further is available this year; however, the Canadian Council of **Christians** and Jews, Inc. should apply now for consideration next year.

The Director of Social Planning recommends:

1. That the Canadian Council of Christians and Jews, Inc. be given a grant of \$900.00 to provide an opportunity for City teenagers to attend their camp.
2. That the Canadian Council of Christians and Jews, Inc. be advised that the United Community Services Bureau of Vancouver should be approached in future years."

FOR COUNCIL ACTION SEE PAGE(S) 285

REPORT TO COUNCILJOINT MEETINGSTANDING COMMITTEE ON COMMUNITY DEVELOPMENT

and

STANDING COMMITTEE ON FINANCE AND ADMINISTRATIONAugust 7, 1973

A joint meeting of the Standing Committee of Council on Community Development and the Standing Committee of Council on Finance and Administration was held on Tuesday, August 7, 1973 at approximately 2:00 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Marzari and Volrich

ABSENT: Alderman Gibson
Alderman Rankin (Leave of Absence)

CLERK TO
THE COMMITTEE: R. Henry

INFORMATION1. Voting Machines for Civic Elections

The Committee considered a report of the City Clerk dated August 6, 1973 concerning the possible use of voting machines in civic elections. The report explained the difficulties encountered by the staff in counting ballots and also the factor of the delay in giving and releasing results. The City Clerk also was of the opinion that as wage costs have been climbing rapidly and the costs of voting machines has remained relatively stable, it may now be economically feasible to change to a mechanical operation.

The Committee was advised that a draft proposal had been received from Computer Election Systems to supply vote recorders including demonstration units and other equipment. Total costs, although not firm, is estimated at \$295,920 which included the following:

- (a) Educational aids, such as a colour film, a supply of descriptive pamphlets, newspaper copy with text illustrations and pictures.
- (b) The training of election officials in the use of the machine.
- (c) The training of computer personnel in the processing of the returns.
- (d) A computer programme.
- (e) A ballot assembly service.
- (f) Members of the Company's expert staff to guide the election officials in the preparation for and the conduct of the election.
- (g) A supply, on consignment to the City, of sufficient parts to look after replacement parts for a 10-year period, to be paid for as and when used.

Attached to the report was a forecast of election costs in 1974, comparing both methods of voting.

The City Clerk indicated that it was possible that other municipalities may be interested in renting the machines.

Cont'd...

STANDING COMMITTEE OF COUNCIL ON FINANCE
& ADMINISTRATION, AND COMMUNITY DEVELOPMENT

August 7, 1973 2

Mr. J. Taggart representing Computer Election Systems, spoke to the Committee and stated that the Municipality of Burnaby, who had used his Company's machines had been extremely pleased with the results, including the fact that election returns were received earlier. Mr. Taggart also reminded the Committee there was a 94% voter acceptance of the voting machines in the United States, and related various experiences in some of the major cities in the United States. One member of the Committee questioned the need for machines, particularly insofar as there was a strong possibility a Ward System may be instituted and, therefore, the breakdown of figures could be acquired easily without the use of machines. On a question raised, Mr. Taggart advised that he could see no problem if a rotation of names was desired on the ballot, nor would there be any problem if a Ward System was instituted and the ballots had to be printed accordingly.

Following a number of related questions, the Committee
RESOLVED

THAT the recommendation of the City Clerk, that the Committee give further consideration to the introduction of the electronic voting system for civic voting, be approved;

FURTHER RESOLVED,

THAT a firm proposal on the implementation of an electronic voting system for the City of Vancouver be obtained from Computer Election Systems or any other Company in this type of business;

FURTHER RESOLVED,

THAT the City Clerk obtain reports from other cities on their experiences with this type of electronic voting system;

FURTHER RESOLVED,

THAT inquiries be made of other municipalities on their interest in utilizing the electronic voting system in their civic elections.

The meeting adjourned at approximately 3:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 296

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 10, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Friday, the 10th day of August, 1973, in No. 2 Committee Room, Third Floor, City Hall at 10:15 a.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Volrich
Alderman Harcourt
Alderman Marzari
Mayor Phillips

COMMITTEE CLERK: R. Henry

RECOMMENDATION:1. Local Issues - C.U.P.E. Local 1004

The Committee gave consideration to the following report of the Director of Personnel Services and the Deputy City Engineer, dated August 7th, 1973:

"At the Standing Committee of Finance and Administration Meeting on April 5th, 1973, the above were instructed to endeavour to settle the Local Issues arising out of the 1972-73 negotiations.

On May 22nd, 1973, the City Local Issues Committee reported on the Local Issues advising that all except three items were resolved. The Union requested that the three unresolved issues go to mediation. The Standing Committee agreed to this request and on May 24th, 1973, recommended that the City Local Issues Committee Report be approved, which Council adopted on June 5, 1973.

Instead of appointing a Mediation Officer, the Minister of Labour appointed an Industrial Inquiry Commission (Mr. John C. Sherlock). His report on the three outstanding items is attached. The City and the Union representatives have agreed to accept his recommendations. These are that the one Union demand be met and also that the two remaining City demands be met."

The Director of Personnel Services and the Deputy City Engineer RECOMMEND that the Recommendations of the Local Issues Committee be approved.

The Committee, RECOMMENDS:

THAT the foregoing Recommendations of the Director of Personnel Services and the Deputy City Engineer, be approved.

(A copy of the recommendations of the Local Issues Committee, referred to above, and dated June 12th, 1973, is circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 296

REPORT TO COUNCILSPECIAL COMMITTEE OF COUNCIL
ON BURRARD INLET WATERFRONT

August 2, 1973

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner DuMoulin (Park Board)

ALSO PRESENT: Alderman Gibson

COMMITTEE CLERK: H. Sugriva

Adoption of Minutes

The minutes of the meeting of July 19th, 1973, were adopted.

INFORMATION1. Committee Membership

The Chairman informed the Committee that Commissioner Cowie of the Park Board would prefer to have Commissioner DuMoulin of the Park Board as his substitute on this Committee. It was therefore,

RESOLVED:

THAT Commissioner DuMoulin replace Commissioner Cowie as a member of the Special Committee of Council on Burrard Inlet Waterfront.

2. Communications: Entrance to Stanley Park,
Four Seasons Site

(i) The following communication from the National Harbours Board (Pacific Region), in respect of the entrance to Stanley Park was presented by the Chairman:

The report of the Special Committee of Vancouver Council on Burrard Inlet Waterfront dated July 19th, 1973, recommends as follows:-

A. Entrance to Stanley Park

1. That the westerly portion of the Four Seasons site (Chilco Street to Guilford Street) be brought into the public domain and be used as public open space and/or park.
2. And that Council authorise the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

Insofar as the National Harbours Board (a Crown Corporation) is the owner of the waterlots involved in this report, the following suggestions are put forward as a logical basis to solve this problem in a manner equitable to all.

It has been clear for some time that the desire of the people of Vancouver expressed through City Council that the block next to the park (Chilco to Guilford Street) be

cont'd....

Clause 2 Cont'd

public open space. This is again clearly stated in the Committee report.

In order to accomplish this, it is suggested that the following solution be negotiated between the parties involved, that is, the City of Vancouver, Harbour Park Developments and the National Harbours Board.

1. National Harbours Board and Harbour Park agree to an exchange of properties as follows:

Both parties to acquire fee simple ownership of an unencumbered property on such basis that ownership of properties exchanged are of equal market value.

In simple terms, N.H.B. acquires a portion of street frontage Chilco to Guilford now owned by Harbour Park, in exchange for waterlot north of property in area Guilford to Denman presently owned by N.H.B.

In order to test out such a proposal, I commissioned the Property Services Branch - Pacific Region - Department of Public Works to determine equal values and to determine where the new property line would be.

The Department of Public Works survey has determined that such a proposal would transfer to N.H.B. 376.35 feet of the westerly portion of the area between Chilco and Guilford Streets (that is substantially all of that block).

N.H.B. would acquire 4.44 acres and Harbour Park would acquire 4.5 acres.

- As part of this settlement the existing leases are to be cancelled.

This is substantially in accordance with Recommendation 1 above.

2. That the City of Vancouver agree to purchase the land acquired as above at market value from the National Harbours Board.

The department of Public Works has determined the value of the property to be \$1,508,547.92.

RESOLVED:

THAT the communication from the National Harbours Board, as quoted above, be received and presented for discussion at the next meeting of the Committee.

cont'd....

(ii) The following communications in respect to the entrance to Stanley Park and the Four Seasons Site were presented to the Committee:

- a. National Harbours Board
- b. Dr. Ian Blanchard
- c. Mr. Milton Weber
- d. The Campbell of Craigie
- e. Hastings Community Council
- f. Board of Parks and Recreation
- g. Vancouver and District Labour Council
- h. British Columbia and Yukon Territories Building Construction Trades Council
- i. Betty E. Fullerton
- j. The Young Women's Christian Association

RESOLVED:

THAT the above communications be received and presented for discussion at the next meeting of the Committee.

3. Delegations on Four Seasons Site - Entrance to Stanley Park

The following memorandum lists the 18 briefs by persons and organizations who made representations in relation to the Four Seasons Site and gives the main points presented by each speaker:

(a) Save the Entrance to Stanley Park Committee. (Mr. Frank Lowbeer) The Committee felt that the second block of the Four Seasons Site, between Gilford and Denman Streets, should be brought into the public domain and be used as public open space and/or park. The brief went on to give a history of the site and the developments proposed for this site.

The brief suggested public uses for these two blocks as follows:

- (i) A change in presently restricted park access.
- (ii) Provision of underground parking that would relieve the parking problem in the park itself.
- (iii) Water-oriented public recreational use of Coal Harbour.

The brief concluded by urging that the Waterfront Committee recommend to City Council to take the decision to acquire these two blocks in the public interest so that they can be used to solve problems in the area not to create them.

(b) Vancouver City Planning Commission

Mr. Harald Weinreich, Chairman of the Downtown Development Sub-Committee of Vancouver City Planning Commission submitted the following recommendations:

- (i) That the westerly portion of the site (Chilco to Gilford) be brought into the public domain and be used as public open space and/or parks. The specific use

Clause 3 Cont'd

of the land to be determined after
further study.

- (ii) That the area be brought into the public domain, and that the ultimate use of the land be subject to further detailed study.
- (iii) That the City buy back the street ends so as to control the whole area under consideration.
- (iv) That appropriate guidelines be developed (similar to those shown in Appendix A of the Proposed Guidelines for Development of Four Seasons Site Between Gilford Street and Denman Street) for the land between Denman Street and the present Bayshore Inn complex.

(c) Vancouver Council of Women. (Mrs. Doris Mellish) It was felt by the Council of Women that the entrance to Stanley Park should be protected and enhanced rather than add more high-density development of the West End on to the waterfront where it will blot out the view of Coal Harbour and create chaotic traffic conditions. Visitors to the City were now being prevented from visiting our world famous Stanley Park due to the large traffic snarls. It was felt that the City should consider a separated Park Driveway that would take park traffic off Georgia Street completely. This could be accomplished by running Pender Street parallel to Georgia Street instead of merging with it as it now does.

The Council of Women brought to the Committees attention, the 51.2% of the electorate who voted to acquire the Four Seasons property and also the fact that the Honourable Ron Basford, Minister of State for Urban Affairs, had commented that the Federal Government would be guided by whatever decision the City Council made on the use of the site.

The Vancouver Council of Women therefore urged the Waterfront Committee to recommend to City Council that: it acknowledge the 51.2% of the electorate who voted to acquire the property; it make a decision to do so in the public interest; it then approach the Federal Government to acquire back the waterleases from the developer and make them available to the City for public purposes. A proper purchase price for the 4 acres of privately-owned property could then be arrived at.

(d) Community Arts Council of Vancouver. (Mrs. C. M. Baker) The Council were in total agreement with the Waterfront Committee's proposed recommendation to City Council that the City acquire the westerly portion of the Four Seasons Site, Chilco to Gilford Streets, and further recommend that it be used as landscaped public open space and/or park. With regard to the remaining block, Gilford to Denman Streets, it was felt that public participation in the development of the area is justified because it derives its value from a public amenity - Stanley Park.

The Community Arts Council further felt that it was impossible to consider development of any part of the waterfront until a policy for the whole of Burrard Inlet is determined, and therefore, development is premature.

Report to
Council of the Special Committee
on Burrard Inlet Waterfront.....5

Clause 3 Cont'd

(e) Community Planning Association of Canada, (Mr. D. Manning)
The brief outlined that urban building on Coal Harbour would:

- (i) Destroy a unique marine basin badly needed for recreational use to serve the over-crowded West End.
- (ii) Blot out one of Canada's finest vistas of harbour and mountains from the entrance to Stanley Park.
- (iii) Impede the already congested flow of traffic to and from the North Shore and the Downtown Core, thereby needlessly intensifying the demand for a third inlet crossing with its horrendous burden on the tax-payers purse.
- (iv) Divert redevelopment growth away from those declining sectors badly in need of rehabilitation.
- (v) Constrict public access to Stanley Park by generating intersecting traffic and by usurping the land most logically located for a future public transit transfer point.
- (vi) Bestow special privilege to the landholders whose lease rental of public harbour land is only a minute fraction of the effective ground rental paid by competing neighbouring upland developers

The C.P.A.C. went on to state that the City had within its powers, two corrective measures:

- (i) It can zone the land for proper water oriented uses in much the same way as the Provincial Government has zoned farmland to its best community use.
- (ii) It can acquire the land by purchase.

The brief concluded by stating that the City could not afford to allow high-rise development on Coal Harbour, and recommended that the City should preserve Coal Harbour as a marine basin for public-oriented uses which will enhance and preserve the entrance to Stanley Park and provide a much needed recreational outlet for the overcrowded West End.

(f) Harbour Ferries Ltd. (Mr. Graham Clarke) Harbour Ferries Ltd. advised the meeting that their business would not conflict with the guidelines set out by the Waterfront Committee, and that the Company proposed to upgrade and expand its present moorage facilities located at the foot of Chilco, Denman and Cardero Streets. The Company further proposed to operate its scenic sternwheeler tours from the westerly portion of the aforementioned area.

The Committee agreed with Harbour Ferries Ltd. in that it would not interfere with the proposed guidelines set forth for the area and encouraged the Company to continue its operations in the area.

Report to
Council of the Special Committee
on Burrard Inlet Waterfront.....6

(g) West End & Downtown Ratepayers Association (Mr. Bill McIntyre) The Association very strongly urged that the Special Committee on Burrard Inlet Waterfront recommend to Council to use both the remaining blocks for the common good of the people of Vancouver.

(h) Save Our Parkland Association (Mr. Frank Turnbull) The Association expressed its opposition to the proposed development at the entrance to Stanley Park and felt that any development would only worsen the already congested traffic problem, and that some plans should be made by the City to relieve this traffic situation. No matter how fine Stanley Park may be it is only an asset if the public has free access to it.

The Association further stated that as a City, Vancouver owes most of its prosperity and a good deal of its beauty to the bodies of water that surround it, and it was about time that the City started to protect these waters instead of filling in the harbour and the bay to permit developments.

(i) Mr. Warnett Kennedy Mr. Kennedy an architect in the City felt that the Four Seasons Site should be acquired by the City but not primarily for park purposes. The site should be used to sort out the traffic chaos which occurs at peak hours. He felt that the City should acquire a strip of land along the south boundary of the Four Seasons site, parallel to West Georgia Street, wide enough to accommodate a lane for slow traffic destined for Stanley Park. From the end of West Georgia this lane would stretch back into the City at least as far as Denman Street. Then the real traffic entrance to Stanley Park would be at the junction of Denman and West Georgia where the two streams of vehicles merge on their way to the Park or the North Shore.

Mr. Kennedy further mentioned that the poor vision lines could be improved by the removal of one or two ornamental trees at the lost Lagoon site thus enabling cars travelling in both directions to view this site.

Mr. Kennedy did not feel that Stanley Park needed to be extended but that the Four Seasons Site should be used for improvements, such as an overpass across West Georgia, and the Street End at Gilford to the edge of the water should be retained for a very broad public walkway along the edge of the water.

(j) West End Community Council (Mr. Paul Murphy) The Council recommended that a further effort be made to bring the entire site under public domain and that all further development of the Waterfront be viewed in a total concept, rather than in sections, and that any proposals for one area be judged as to what effect it will have on the Waterfront as a whole.

It was further felt that the Burrard Inlet's proposed guidelines for the Waterfront were unacceptable, in particular, item 6, Land Use, thereby permitting hotels, office buildings and high rise residential towers in the already overcrowded area.

(k) United Brotherhood of Carpenters and Joiners of America (Mr. J. Takach) The group stated its opposition to any proposals for hotels, high rises or office towers and that immediate action should be taken to acquire the Four Seasons Site, either by plebiscite or whatever means necessary.

(l) Committee of Progressive Electors (Mr. C. Shelton) The group expressed the view that the City should acquire the three blocks at the entrance to Stanley Park and that these 3 blocks should be used in a way to ease traffic jams. One cause of the

Clause 3 Cont'd

traffic jams was by buses having to cross three lanes of traffic from Denman to Chilco and another three lanes at Chilco to enter their terminal loop, thus backing up traffic. If the loop was placed on the north side of Georgia Street, with its entrance leading to the Denman-Georgia light, this would greatly ease the problem.

The present docks and associated facilities for boats adjacent to the three blocks, are old and in some form of disrepair. These docks should be replaced with modern facilities which should contain fresh water, electricity and a sewage disposal system. A two-tiered fee structure should be instituted, one level for boats that have 'live-aboards' and the other level for boats that just tie up there. The fee for live-aboards should be compatible to a space rental fee and be competitive with other docks in the area. Further that these three blocks should be turned over to the Park Board for proper landscaping, care and upkeep.

(m) Vancouver N.D.P. (Mr. Brian Campbell) The group commended the Committee for their proposal for public/open space of the area but disagreed with the proposed guidelines for the land between Gilford and Denman Streets. It felt there was an insufficient use of harbour land, lack of overall harbour planning and strongly opposed any high rise buildings in the area. It recommended that the area be used for activities oriented to the waterfront and that need the waterfront to exist.

(n) The Civic Non-Partisan Association of Vancouver (Mr. Patrick F. Graham) The group felt that the Committee on Burrard Inlet Waterfront was doing a fine job and that all plans and discussions for the uses of the site be shelved until such time as the Committee have finished their research and established their overall policies for the entire waterfront.

(o) Point Grey N.D.P. (Mr. John Stanton) On behalf of Point Grey N.D.P., Mr. John Stanton emphasized that the City should acquire the whole three blocks from the Park entrance to the whole of the Four Seasons Site for public use and further that no private buildings such as offices and hotels be permitted to be developed on the site.

(p) Mr. William D. Lightbown Mr. Lightbown's brief dealt with the development of an Indian Cultural Complex embracing all of the various West Coast Indian cultures. This development would consist of the following structures:

- (i) A tribal structure 'long house', with totem poles carved on the site, canoes, etc., related to each individual tribal culture.
- (ii) Traditional museum to house Indian artifacts now residing in other museums in other countries.
- (iii) A restaurant offering traditional Indian food native to the Coast.
- (iv) A theatre, in which will be performed traditional Indian opprettes to be revived.
- (v) An art gallery, where authentic Indian art forms can be purchased and created by Indian craftsmen in the complex and in studio workshops open to the public.

Report to
 Council of the Special Committee
 on Burrard Inlet Waterfront 8

Clause 3 cont'd

- (vi) Activities on the waterfront, such as building and racing festivals, reviving traditional Indian activity.
- (vii) Educational Centre encompassing languages, cultural history of the Indian people.

Mr. Lightbown advised the Committee that funds to establish this complex could come from the First Citizen's Fund, the Department of Indian Affairs, the Secretary of the State Department, and other Federal Government sources available for the education aspect of this project.

Mr. Lightbown felt that a cultural centre of this nature would benefit the people of Vancouver in the following ways:

- (i) To put forth for the first time the Indian Cultural Resource and heritage within the reach of the general public creating a unique educational, social and cultural resource.
- (ii) The Indian Cultural Complex would soon become world known offering additional resources to the tourist industry.

(q) North Vancouver Capilano N.D.P. (Miss Marion Poggmiller)
 This group was totally opposed to any developments of the site and felt that the area between Bidwell and Chilco Streets should be developed in total as waterfront park only.

(r) Mr. Peter Grant Mr. Grant informed the Committee that at a meeting convened by the West End Planning Team at King George High School on July 25, 1973 to discuss the general development of the West End, voted 35 to 2 in favour of acquiring the entire waterfront North of Georgia Street and West of the Bayshore to be brought into public domain for public use.

The meeting adjourned at approximately 9:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 295